

GURTON BARN, THE STREET, LITTLE THURLOW


BIDWELLS







An exceptional conversion of a 17th century former threshing barn, beautifully presented with a 2 bedroom, self-contained Annexe, wonderful mature gardens and superb views over adjoining meadow land and open countryside beyond.

Cambridge 17 miles, Bury St Edmunds 15 miles, Saffron Walden 15 miles, Newmarket 9.5 miles, Stansted Airport 35 miles (distances are approximate).

Property Summary

Gross Internal Floor Area: 3,246 sq ft (301 sq m) plus detached Annexe 955 sq ft (88 sq m).

- Ground Floor: Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Cloakroom, 2 Bedrooms (both with En Suite Shower Rooms)
- First Floor: Mezzanine, Principal Bedroom Suite with Dressing Room and En Suite Bath/Shower Room
- Second Floor: Bedroom with Dressing Area and En Suite Bath/Shower Room
- Detached Annexe: Kitchen, Sitting Room, 2 Bedrooms, Shower Room, Integral Garage
- Outside: Extensive Driveway, Formal and Informal Gardens



In all the property comprises 0.93 of an acre (0.374 hectares).

**GURTON BARN,
MANOR FARM, THE STREET,
LITTLE THURLOW,
SUFFOLK CB9 7HX**

Description

Believed to date from the 17th century, this substantial detached, Grade II listed barn is constructed with rendered and weatherboard clad elevations under a thatched roof. Formerly a threshing barn, it was superbly and sympathetically renovated by a renowned local architect in 2000. Since then, significant improvements have been made to the property, most notably the reconfiguration and refitting of the Kitchen/Dining Room, refitting of the En Suite to the Principal Bedroom, the installation of large picture windows to the Principal Bedroom and Bedroom 2 to take advantage of the wonderful countryside views, and the replacement of a derelict outbuilding to provide an excellent 2-Bedroom self-contained Annexe. The works were completed to an exceptionally high standard resulting in a beautifully presented home, encapsulating the convenience of modern day living with the charm and character of the original building.

Outside

Approached through a pair of brick piers, over a gravelled driveway (with vehicular right of access to the neighbouring properties), an extensive gravelled area to the front of the barn provides parking for several vehicles. Gated vehicular access on the eastern side of the barn, leads to a further gravelled area to the rear and to the detached Annexe.

The Gardens

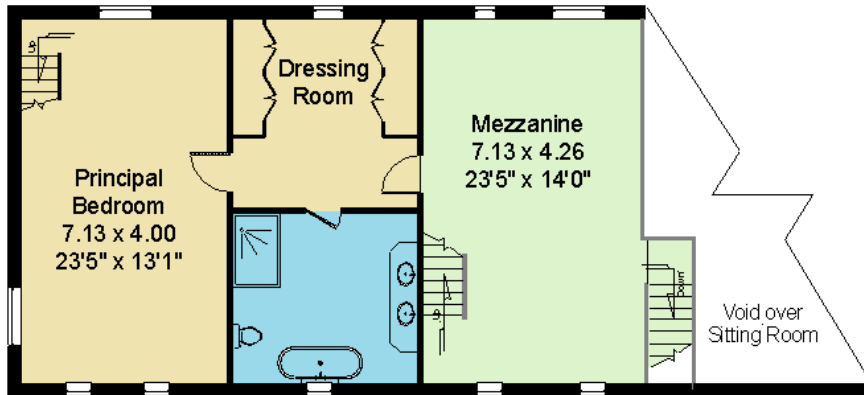
A particular feature of the property are the delightful mature gardens, which enjoy a southerly aspect and are fully enclosed. An oak terrace with awning, access to a boiler room and log store, adjoin the rear elevation of the barn and lead on to an area of lawn and a gravelled area, with shrub beds and pergola, bordered by well stocked flower and shrub beds. A gated entrance with zinc dome leads to a 'secret', wildlife garden with area of lawn, large pond with timber jetty, variety of trees, shrubs and



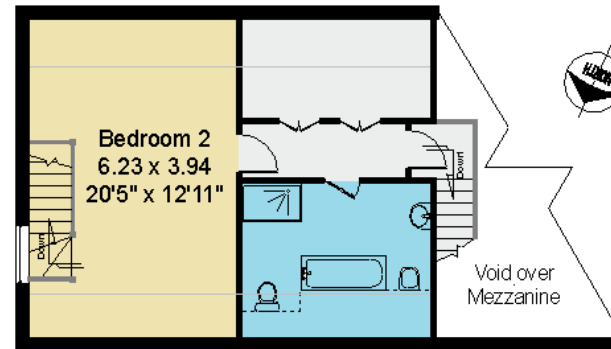


Property Highlights

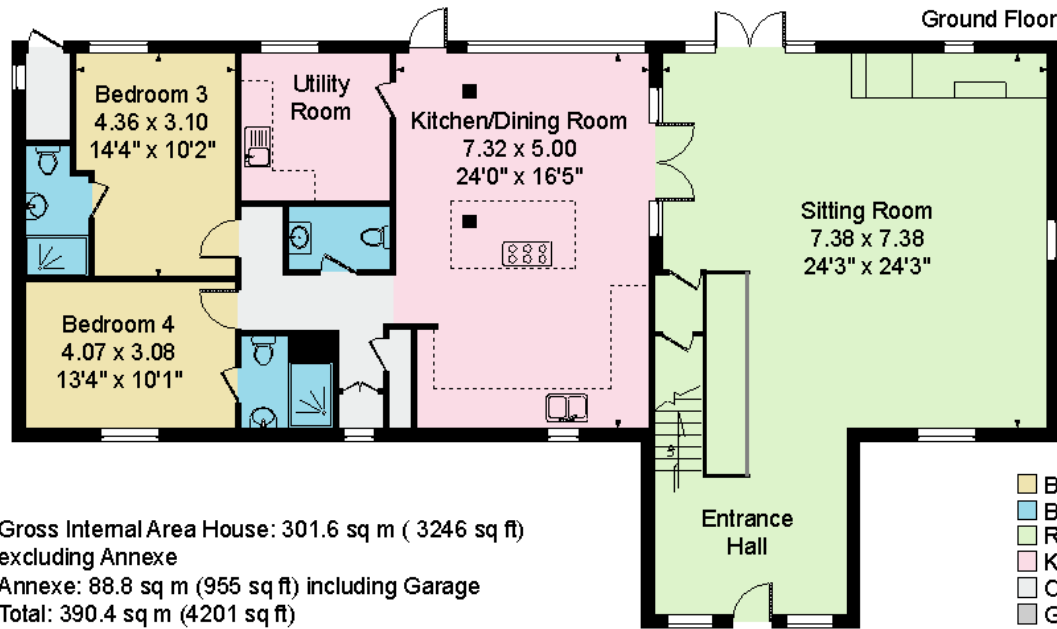
- Versatile accommodation arranged over 3 floors, extending to an impressive 3,246 sq ft (301 sqm)
- Spectacular triple aspect to Sitting Room with impressive vaulted ceiling, exposed timbers, bespoke oak unit with display shelving, drawers and cabinets, brick fireplace with large oak bressummer and wood burning stove, log store, display alcove and French doors to rear terrace
- Beautiful Kitchen/Dining Room with range of Shaker style base and wall cabinets by John Lewis Kitchens, island unit, Quooker instant hot water tap, filter tap, water softener unit and integrated appliances comprising fridge, dishwasher, twin ovens and 5 ring induction hob with extractor fan over
- Sitting Room and Kitchen/Dining Room separated by bi-fold glazed doors opening to create a wonderful area for entertaining
- Spacious first floor Principal Bedroom Suite with Dressing Room fitted with wardrobes, drawers and shelved storage and luxuriously appointed En Suite Bath/Shower Room
- Excellent Mezzanine 23'5 x 14'0 (7.13m x 4.26m) providing an ideal space for an office or family room
- 3 further Bedrooms arranged over the ground and second floors and 3 Bath/Shower Rooms (2 En Suite)
- 2 Bedroom self-contained Annexe
- Oak joinery and double-glazed windows throughout
- Zone oil fired heating system with under floor heating to Sitting Room and Kitchen/Dining Room
- Roof re-thatched with combed wheat reed in 2000 by C Dodson and Sons and new ridge in 2016



First Floor



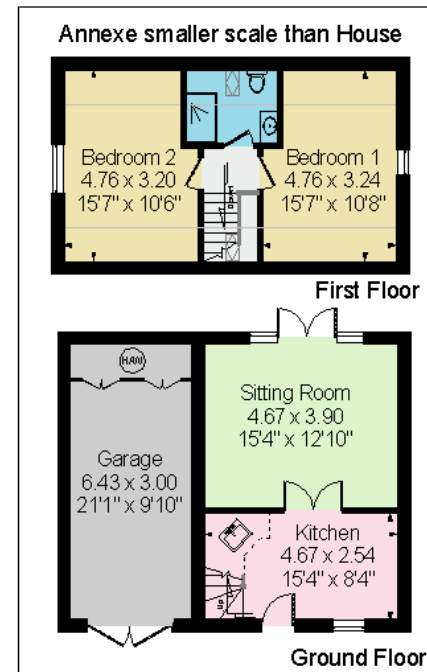
Second Floor



Ground Floor

Gross Internal Area House: 301.6 sq m (3246 sq ft)
excluding Annexe
Annexe: 88.8 sq m (955 sq ft) including Garage
Total: 390.4 sq m (4201 sq ft)

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation
- Garage

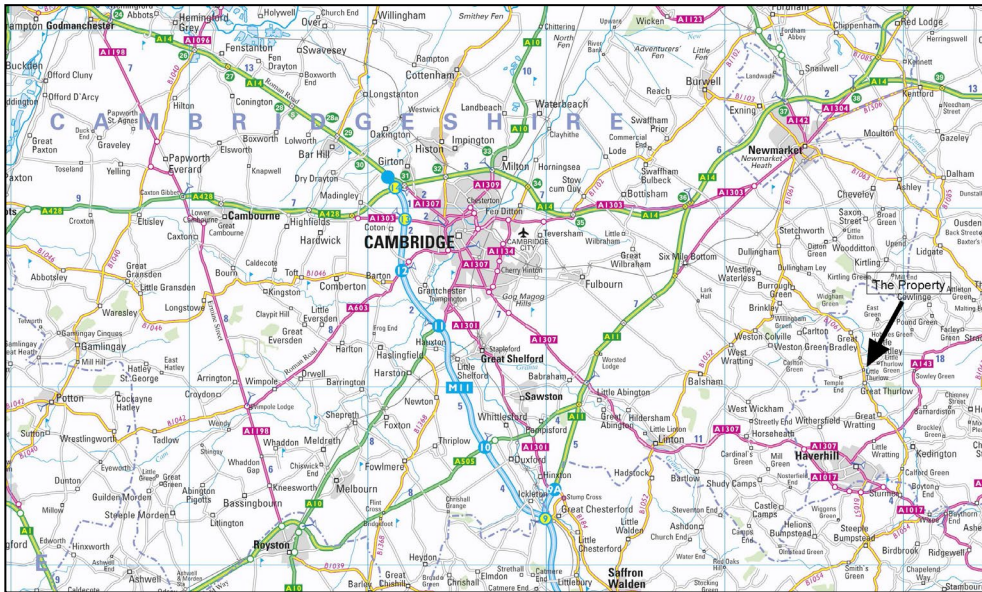


NOT TO SCALE: For guidance purposes only

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Location

Little Thurlow is a small, attractive village situated on the Suffolk/Cambridgeshire border, surrounded by undulating countryside. The village has a primary school, rated 'Good' by Ofsted in 2017, the Cock Inn, a popular public house/restaurant. A wider choice of facilities is available with the market towns of Saffron Walden and Newmarket, with the latter being recognised as the headquarters of the British flat racing industry, staging some of the finest racing in the world.

The University City of Cambridge lies just 17 miles to the west and is not only world renowned for its academic achievements, but also has become a 'high-tech' and 'bio-tech' hub with the University Research and Development Laboratories, Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus. There is also an excellent choice of independent schools, including The Perse, The Ley6s and St Faith's, all readily accessible on the south side of the city.

For the commuter, the nearby A11 links with the M11, providing access to Stansted Airport, the M25 and central London. Dullingham Railway Station (about 6 miles), provides access to Cambridge for services to King's Cross and Liverpool Street and Whittlesford Parkway Station (17 miles) provides direct services to London Liverpool Street in about 60 minutes

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Andrew Tucker
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andrew.tucker@bidwells.co.uk

54 High Street, Trumpington, Cambridge, CB2 9LS

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Additional Information

Local Authority

West Suffolk Council
01284 763233

Outgoings

Council Tax Band: G
Council Tax Payable 2022/23:
£3,294.17

Services

Mains water, electricity and drainage are connected to the property.

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

Please ensure that you take due care when inspecting any property.

