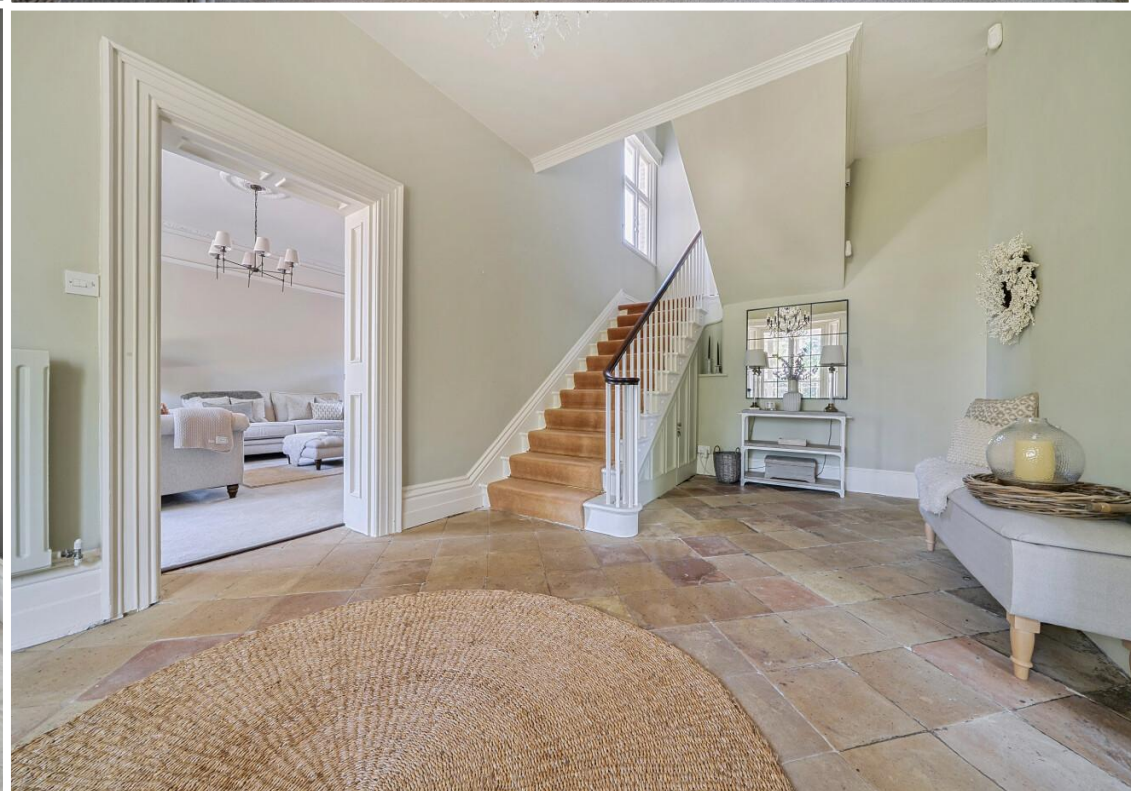




**Barrow House,
Barrow, Suffolk.**

**DAVID
BURR**



BARROW HOUSE, BARROW, BURY ST. EDMUNDS, SUFFOLK. IP29 5DT

Barrow is a picturesque village located six miles west of the Historic market town of Bury St Edmunds and within easy travelling distance of the commuter links onto the A14 with Cambridge lying only 25 miles away. The thriving village has many traditional amenities including a village hall, doctors' surgery, primary school, village store, 2 public houses, post office and village green. Bury St Edmunds offers further extensive facilities including schools, colleges, shops and restaurants and commuter rail link to London Liverpool Street station.

An exceptional detached Georgian home occupying a prominent position within this highly regarded Suffolk village, just a stone's throw from local amenities, while retaining a high degree of privacy, set behind gates with an 'in and out' driveway and a striking double fronted façade with the added benefit of expansive grounds, **in the region of 0.79 acres** and a range of useful outbuildings to include a brick and flint barn. Barrow House has been tastefully renovated by the current owners and now offers a high-quality schedule of accommodation arranged over 2 floors while retaining many period features.

A stunning Georgian Country Home situated in one of the area's most highly regarded villages close to local amenities and with easy access to the A14.

ENTRANCE VESTIBULE: With double doors leading to:-

RECEPTION HALL: With high ceilings, ornate staircase rising to first floor and stone flooring with doors to the principal reception rooms on the ground floor.

DRAWING ROOM: A beautiful reception room with double sash windows to the front aspect with shutters, high ceiling, picture rails and ornate cornicing. There is an ornate fireplace with hearth and surround as well as a further sash window to the rear elevation.

DINING ROOM: A stunning reception space with double sash windows to front aspect. Ornate fireplace with hearth and surround. Picture rails.

GARDEN ROOM: A versatile and characterful reception room, located just off the kitchen/breakfast room with ornate fireplace and dual full height doors providing lovely views of the formal lawns.

KITCHEN/BREAKFAST/LIVING ROOM: Located toward the rear of the property. Comprising a range of fitted wall and base units with Quartz worksurfaces over. Integrated appliances to include; oven with grill over, hob with extractor, dishwasher, stainless steel sink inset with drainer and mixer tap, fridge/freezer. Window to rear aspect with archway leading to the breakfast/dining area with bay window to side and door to:-

Rear Hall: With access to boiler room and door to driveway.

OFFICE: A versatile room with bay window and door overlooking the rear gardens.

SITTING ROOM: Currently used as a wine bar with parquet effect flooring. Secondary staircase rising to first floor. Inset fireplace, window to front aspect and door to:-

UTILITY ROOM/BAR AREA: This may be ripe for conversion into an annexe subject to the relevant permissions.

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BOOT ROOM: Located toward the rear of the property with parquet style flooring, further worksurfaces, spaces for white goods and inset ceramic sink with dual taps over. Door to gardens and access to:-

CLOAKROOM: With white suite comprising WC and hand wash basin.

First Floor

LANDING: With loft access and doors to:-

PRINCIPAL BEDROOM: A palatial principal bedroom suite with high ceiling, ornate cornicing and dual aspect windows to front and rear. A sash window overlooks the village green to the front elevation. There is an integral wall of wardrobes and an ornate fireplace surround.

BEDROOM 2: A substantial double bedroom with window to front aspect and integrated storage.

BEDROOM 3: A substantial double bedroom with sash window to front aspect and a wall of integral wardrobes.

BEDROOM 4: Double bedroom with sash window to front aspect.

BEDROOM 5: Double bedroom with window to rear aspect.

BEDROOM 6/DRESSING ROOM: Currently used as a large walk-in dressing room with a wall of integrated wardrobes and sash window to rear aspect.

FAMILY BATHROOM: Fitted with a suite comprising WC, hand wash basin, panel bath and corner shower with window to rear.

FAMILY SHOWER ROOM: With suite comprising WC, hand wash basin, double shower and window to rear.

SHOWER ROOM: Comprising WC, hand wash basin, corner shower and window to side.

Outside

The grounds are among the most attractive and intriguing components of the property, initially accessed via an 'in and out' horseshoe driveway guarded by double red gates on either side, capped with a spear shaped design (interestingly the iron gates and fencing are understood to have been made from iron from Windsor Castle). The driveway extends across the front elevation of the property before arriving at the parking area providing **OFF-ROAD PARKING** for a number of vehicles and vehicular access to **GARAGING**. Adjacent to the garaging there is a substantial **STABLE BLOCK**, currently used for storage with a large first floor hay loft, currently utilised as storage but may be ripe for conversion in to ancillary accommodation in due course and subject to obtaining the relevant consents. Opposite this is a large **STORE** with attractive flint elevations with power and light connected. To the rear of this is a stunning walled garden, currently home to a number of raised beds with specimen trees and shrubs with gated access leading to the **MEADOW** at the rear of the property. Finally, the rear gardens are predominantly laid to lawn with a large shingle terrace immediately abutting the rear of the property, ideal for outside dining and entertaining. The boundaries are clearly defined by a combination of brick and flint walls to both sides. There is a further terrace upon which the **ORANGERY** is situated, providing views of the rear elevation of the property and formal lawn beyond.

In all about 0.79 acres.

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AGENTS NOTE

Barrow House has an interesting history, notably one of royal interest and it is understood that the late Queen Elizabeth II visited the house on a number of occasions when it was occupied by the previous owners.

The property is Grade II Listed. Listing ID: 1376864.

There is a tree preservation order within the grounds.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3,632.32 – 2025/26.

EPC RATING: Not applicable due to listing

BROADBAND SPEED: Recently upgraded to full fibre.

MOBILE COVERAGE: 02 and Vodafone – good outdoor and in-home. EE – good outdoor. (Source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///imprints.regress.cheaper.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



The Green, Barrow, Bury St. Edmunds, IP29

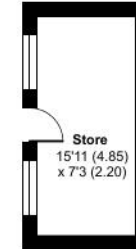
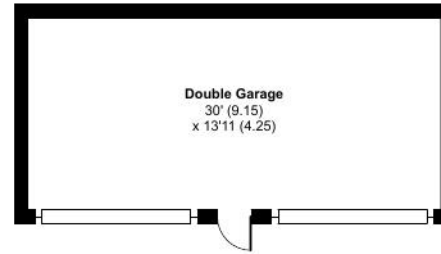
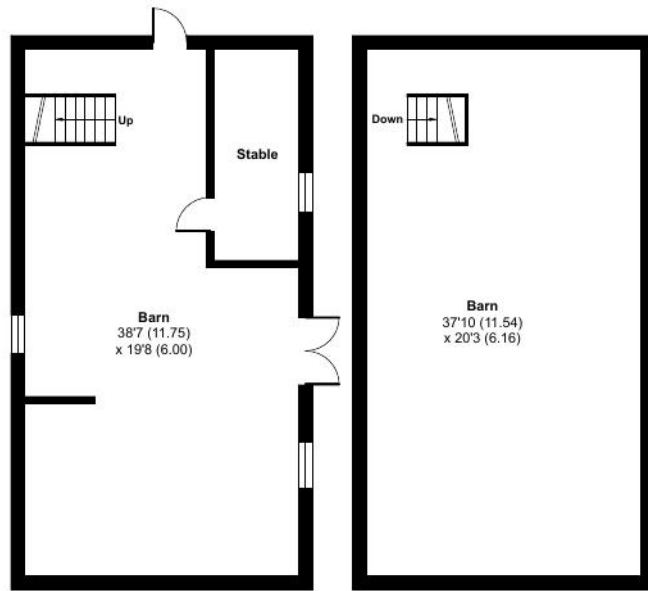
Approximate Area = 3812 sq ft / 354.1 sq m

Garage = 419 sq ft / 38.9 sq m

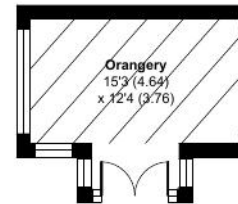
Outbuildings = 1798 sq ft / 167 sq m

Total = 6029 sq ft / 560 sq m

For identification only - Not to scale



OUTBUILDING 2



OUTBUILDING 1

