



BARN AT BLACK BOY YARD
Sudbury, Suffolk

Carter Jonas

BARN AT BLACK BOY YARD, 7 MARKET HILL, SUDBURY, SUFFOLK, CO10 2EA

- Long Melford 2 miles
- Colchester 15 miles
- Bury St Edmunds 18 miles

Entrance hall · Open plan kitchen/dining room
Downstairs bedroom/study · Sitting room · Shower room · Principal bedroom with ensuite shower room
Double bedroom with ensuite bathroom · Garden
Driveway parking for 2 cars

DESCRIPTION

The Barn at Black Boy Yard is a stunning example of a Grade II listed barn conversion, which occupies a fantastic town centre location within a short walk of all local amenities. The property has been tastefully refurbished to a very high standard, by the award-winning builders Emmerson Critchley.

The property boasts beautiful period characteristics, including the original stone flooring in the entrance hall. This hall leads you through to the large open plan kitchen and dining area, with navy shaker-style units, light granite worktops and industrial style light fittings. There is space for integrated appliances and a freestanding oven. The kitchen is open – plan with an attached dining area.

On the ground floor there is a converted 'Loose Box', which could be used as a downstairs double bedroom or snug/study. There is a second loose box which houses a staircase and a larder area. This level is also served by a shower room.

The main reception room is a captivating double height sitting room, with a mezzanine floor leading through to the principal bedroom. The sitting room itself has French doors leading out to the garden.

A STUNNING TWO BEDROOM GRADE II LISTED BARN CONVERSION, WITHIN STRIKING DISTANCE OF SUDBURY'S HISTORIC MARKET SQUARE



There is a beautiful handmade oak staircase leading up to the first floor. The principal bedroom boasts a modern ensuite shower room, with tiled walls and white fittings. The second bedroom is another large double bedroom and ensuite bathroom with freestanding bath and walk-in shower.

Outside, the property benefits from a private garden which is entirely fenced and laid to lawn, with private parking for two cars.

LOCATION

Sudbury is a thriving market town centred around the market square set in the countryside of Suffolk with an extensive range of amenities including a wide variety of shops, sports facilities, churches, restaurants, pubs and schooling. There is also a branch line station with trains connecting at Marks Tey for London's Liverpool Street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water & drainage.
Gas fired central heating

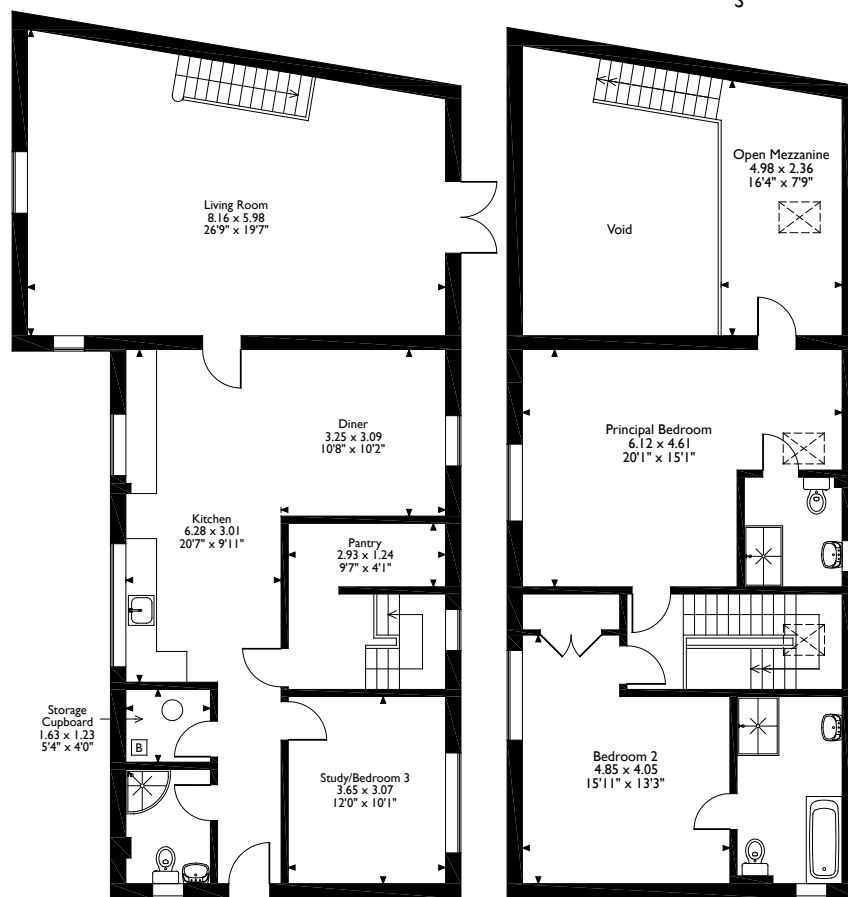
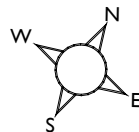
Local Authority: Babergh Council

Council Tax: Band TBC

Viewing: By appointment with Carter Jonas
T: 01787 882881



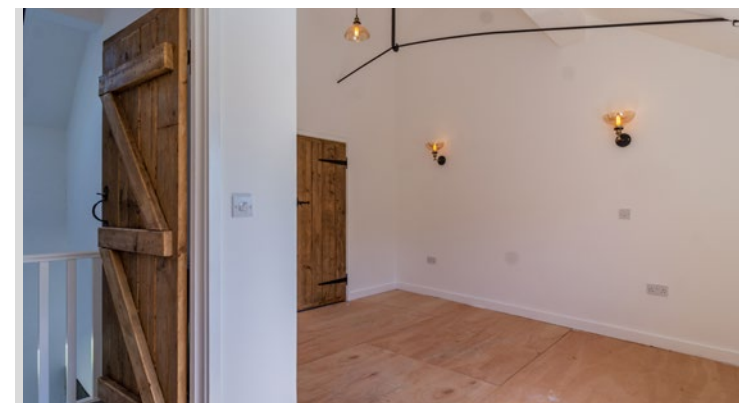
Barn at Black Boy Yard, Sudbury, Suffolk
Approximate Gross Internal Area
187 Sq M/2013 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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