



- Stunning Conversion Occupying The Most Spectacular Setting
- Magnificent 0.3 Acre Plot With Direct Field Views
- Stunning Open Plan Kitchen/Dining/Living Space With Wall To Wall Bi-Folding Doors
- Principal Bedroom Featuring Dressing Area & Lavish En-Suite
- Two Further Guest Double Bedrooms With French Doors Opening To Rear Courtyard

The Stable House, Valley Farm, Valley Road, Newton, Suffolk. CO10 0QQ.

An extremely rare opportunity has arisen to purchase 'The Stable House' - A truly beautiful three bedroom detached residence occupying in the most spectacular setting on the outskirts of the sought after village of Newton, surrounded by open countryside and yet within close proximity of the area's local pubs, golf course and various shops. This unique property is approached by an exclusive 200ft private shingled driveway and remote control electric gates, which lead to a detached double cart lodge, a private driveway providing ample off road parking and stunning grounds measuring over 1/3 of an acre - All directly overlooking stunning farm land.



Property Details.

Ground Floor

Entrance Hall

Accessed via a sizeable covered storm porch and laid with oak engineered flooring, underfloor heating, inset LED spotlights, small window to side aspect and doors to:

Bedroom Two

14' 2" x 12' 2" (4.32m x 3.71m) Laid with high quality carpets, underfloor heating, vaulted ceiling with exposed original timbers, hand made solid oak French doors to rear courtyard.

Bedroom Three

11' 2" x 10' 1" (3.40m x 3.07m) Laid with high quality carpets, underfloor heating, vaulted ceiling with exposed original timbers, hand made solid oak French doors to rear courtyard, hatch opening to loft space.

Bathroom

Laid with Moduleo flooring, underfloor heating, luxury suite comprising of vanity hand wash basin, enclosed WC, panel bath with fully tiled surround, integrated shower and glass shower screen over, chrome heated towel rail, small window to side, inset LED spotlights, extractor fan, large fitted utility cupboard housing space for washing machine and wall mounted gas boiler.

Open Plan Kitchen/Dining & Living Space

26' 6" x 16' 10" (8.08m x 5.13m) A magnificent space laid with oak engineered flooring, underfloor heating, wall to wall hand made oak bi-folding doors opening to gardens and offering breath-taking views, vaulted ceiling with exposed timbers, television, telephone & sky points, bespoke kitchen comprising of: Range of wall shaker style units with stone working surfaces and splash backs, range of built in AEG appliances comprising of double oven, five ring induction hob with extractor hood above, fridge/freezer, dishwasher and wine cooler, fitted centre island with breakfast bar, inset double butler sink unit. Door leading to:

Principle Bedroom

17' 8" x 16' 10" (5.38m x 5.13m) Laid with high quality carpets, underfloor heating, vaulted ceiling with exposed original timbers, hand made solid oak window and bi-folding doors to front aspect with further stunning views, wall to wall fitted sliding wardrobes, fitted solid oak dressing table, door to:

En-Suite

Laid with Moduleo flooring, underfloor heating, luxury suite comprising of vanity hand wash basin, enclosed WC, walk in double shower cubicle with fully tiled surround, integrated drench shower, chrome heated towel rail, inset LED spotlights, extractor fan.

Outside

As previously mentioned the property is approached by an exclusive 200ft private shingled driveway which leads to electric remote control gates, then in turn ample parking and a detached double cart lodge with adjacent storage with power and light connected. To the front aspect there are extensive gardens enclosed by both hand made iron estate fencing and timber post and rail fencing. These gardens lead directly on from a most impressive paved sun patio which space across the entire front of the house.

There is also a paved path centrally dividing the dwelling and the double cart lodge, leading towards the main entrance door at the side of the property.

To the side there is a five bar timber gate which opens to the rear garden which is also of a generous size and features a further paved sun patio serving both guest bedrooms. The gardens will be newly turfed for a purchaser prior to completion.

Agents Note

Please note the external imagery shown has been edited to show turf in the gardens, this is purely indicative purposes and is currently not turfed at present - However this will be laid prior to occupation.