



Willow Tree Barns



Willow Tree Barns | Willow Farm | Elmswell | Suffolk



## WELCOME to Willow Tree Barns Elmswell



A prestigious development of four exceptional three and four bedroom barn conversion homes being built to a premium standard in the popular sustainable rural village of Elmswell. This thriving village in Suffolk with a population of around 3,500, blends a vibrant spirit of excellent connectivity and beautiful countryside. Conveniently located near the A14, it sits between Stowmarket and Bury St Edmunds, offering easy access to both. Elmswell boasts a range of amenities, including a Co-op, pharmacy, pub, and modern community hub. The village also has a primary school, with secondary options nearby. There is a range of dining options including traditional pubs, fish and chip shop, and a Thai restaurant. Just a short drive away is Woolpit with its attractive village centre with bakery, a well renowned nursery and garden centre.

For commuters, Elmswell's train station is just a 5 minute walk and provides direct services to Cambridge and Ipswich, with London reachable in under an hour and a half. Its mix of convenience and charm makes Elmswell an appealing place to call home.

Nearby Bury St Edmunds has a striking combination of architecture including the Medieval grid, Georgian squares and the Abbey Gardens which continue to attract visitors to enjoy. There is a twice weekly market, a wide range of individual shops and the historic Angel Hotel.

A photograph of a church tower silhouetted against a sunset sky with orange and pink clouds. The foreground is a green field.

A vertical photograph of a landscape at sunset. The foreground is a dark green field. In the middle ground, there are rolling hills with some houses and trees. The sky is filled with large, orange and pink clouds, with a clear blue sky visible above them.



# PLOT ONE & TWO

Plots 1 & 2 will be spacious link-detached 3 bedroom properties with large gardens.

Both Plot 1 & 2 offer generous living space over 1.5 floors with the large master bedroom suite being situated on the ground floor.

Stepping into these beautiful homes you will be able to see the quality and thought that has been put into the design, with lots of light and airy spaces.

Accommodation comprises entrance hall, study, large kitchen/diner with integrated appliances. Both the kitchen/diner and the living room have large

opening doors to the garden making these ideal spaces for al fresco entertaining. There is a utility room and cloakroom offering lots of storage space.

The master bedroom has an en suite shower room and also the benefit of lots of light and access directly to the garden through the double doors.

Upstairs there are two further double bedrooms, with a double or triple window, providing a light airy space; accompanied by a shower room and a linen cupboard.

Outside there is a double cart lodge and gardens



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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# PLOT THREE

Plot 3 will be a large and luxurious detached four bedroom barn, offering the most spectacular views over the countryside. A light and airy home built to a high specification with premium interiors and appliances being included as standard features.

The accommodation comprises of a welcoming entrance hall which leads to open plan sitting/dining/kitchen with integrated appliances included. The delightful study/snug is an ideal place to either work, or relax with a good book.

In addition to the utility and cloakroom, the downstairs accommodation is completed by bedroom four, which with its en suite shower room, makes a perfect guest suite.

Upstairs the master bedroom has a dressing area and en suite shower room. There are two further bedrooms and a luxury family bathroom.

The stunning glazed gallery landing is an attractive attribute giving lots of light and height to this wonderful home.

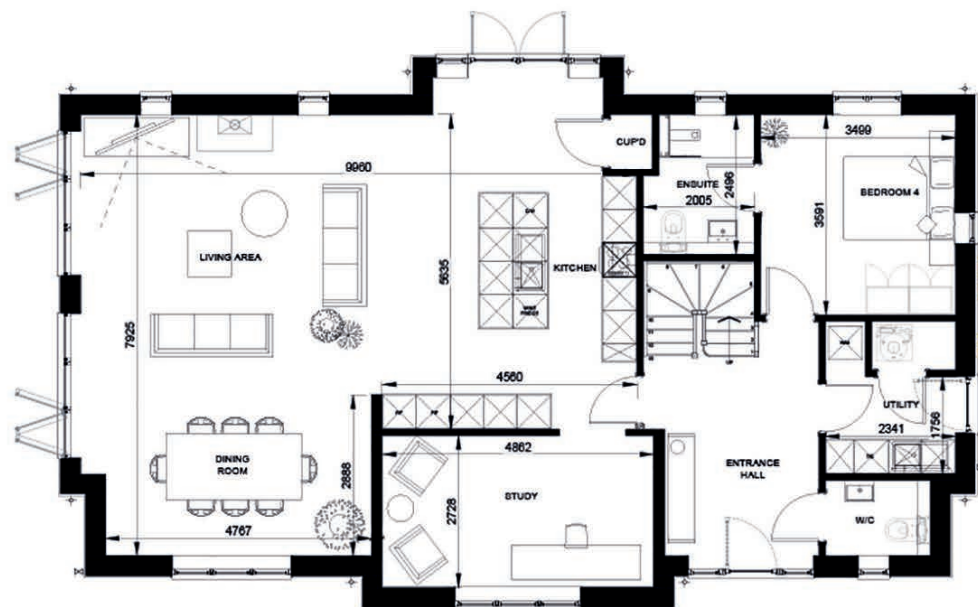
Outside there is a double cartlodge, parking and a substantial garden with beautiful views overlooking the paddocks and surrounding countryside.

## Plans, Areas and Schedules

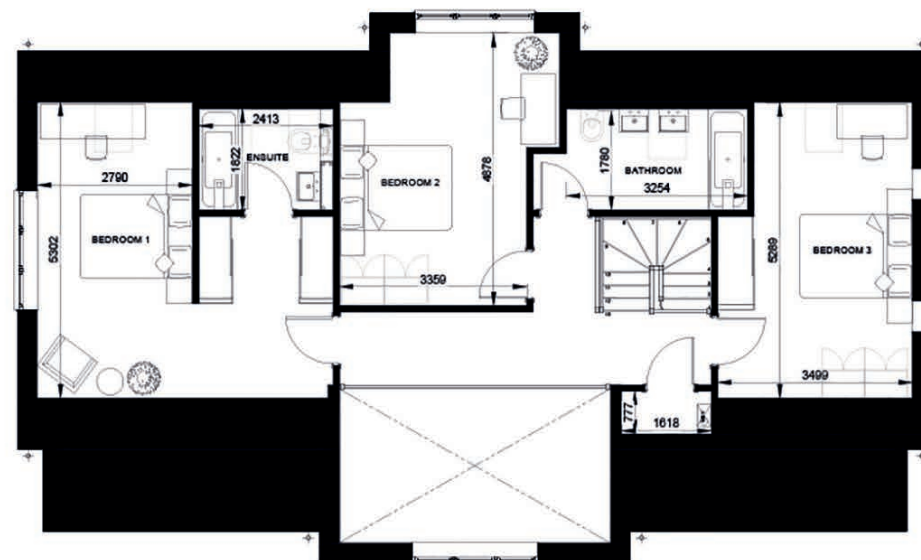
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# SPECIFICATION

## KITCHEN & UTILITY ROOM

- Farmhouse premium shaker style kitchens & utility rooms in neutral shades.
- Solid timber doors / drawers with Blum soft-close hinges.
- Premium woodblock / oak worktop and upstands. Feature splash back.
- Premium kitchen door handles & knobs.
- Bosch induction 5 Zone hob.
- Bosch integrated double oven.
- Bosch integrated combination microwave oven and grill – positioned above oven.
- Bosch dishwasher.
- Incorporated American style premium fridge freezer with filtered water and ice dispenser

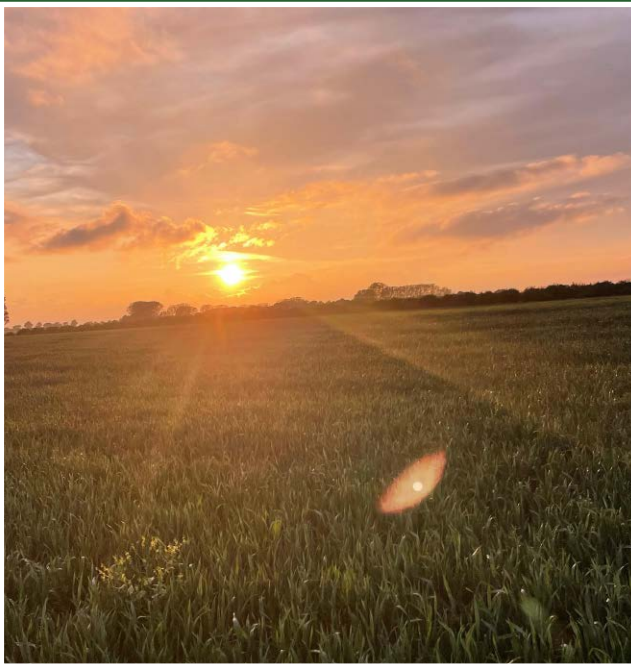
## BATHROOM, EN-SUITE & CLOAKROOM

- Luxury porcelain wall and floor tiles to 'wet areas' within bathrooms and ensuites.
- ROCA heritage sanitaryware 'Carmen' range throughout.
- ROCA integrated heritage vanity units and illuminated demist mirrors.
- ROCA in-wall thermostatic shower mixers with fixed rainfall and hand shower outlets

- Luxurious underfloor heating to the bathroom, en-suite & cloak rooms.
- Premium spacious glass shower enclosures with low profile shower trays

## TECH, LIGHTING, HEATING & ELECTRICAL

- Samsung Air Source Heat Pumps with 7-day programmable heating.
- Efficient & zoned underfloor heating to ground floor.
- Energy efficient first floor radiators with TRVs.
- EV charging port with Smart Control capability.
- Low energy GU10 downlights integrated to ground floor areas.
- Energy efficient pendants for feature lights in all hallways, landings and bedrooms.
- Choice of feature face plates to all switches and sockets.
- USB double sockets inclusive within kitchen, living room and bedrooms.
- TV connections include data points for smart home integration.
- BT Fibre connection included.



## INTERNAL FINISHES & FEATURES

- High quality solid internal oak doors finished with feature door ironmongery.
- Luxury emulsion finished to a detailed interior designers specification to all walls and ceilings.
- Feature entrance door with multi-point locking.
- Thermally efficient engineered timber effect windows, glazed screens and roof lights.
- LVT hardwood / stone effect flooring to be included within ground floor entrance and kitchen.
- Remaining floor finishes, except bathrooms, to include underlay and quality carpet throughout

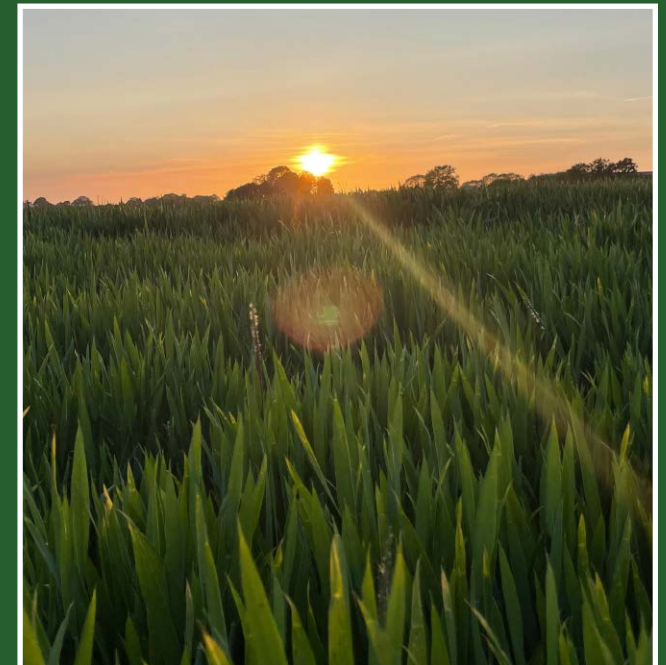
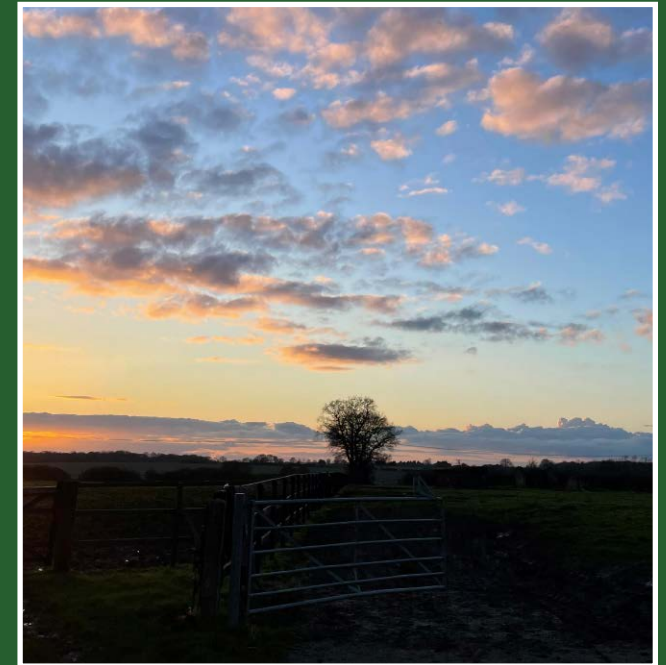
**We are happy to personalise your new home to your tastes, upon reservation of your property, subject to the timings and build programme.**

These details are correct at time of printing and may be subject to change.



## EXTERNAL FEATURES

- Privacy guaranteed with 'feather board' fencing erected to perimeter of gardens, softened by new hedging.
- Generous slab provided for clients own timber garden outbuilding/storage shed with separate store inclusive of power.
- High quality seeding to lawns between new landscaped planting schemes.
- Premium Indian sandstone patio slabs with solid joints to a generous southerly facing patio.
- External taps to front and rear, together with power sockets, included as standard.
- Heritage lantern style external lights provided to all external doors and patio areas





Willow Tree Barns

SELLING AGENTS

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& KNIGHT

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