

*A four bedroom period farmhouse, standing in a superb position within grounds of almost 8 acres, along with a traditional barn that has planning permission to be converted to an independent dwelling.*

Guide Price  
£775,000 Freehold  
Ref: P7660/C

Barley Green Farm  
Laxfield Road  
Stradbroke  
Suffolk  
IP21 5JT



House - Kitchen/dining room, sitting room, drawing room and cloakroom. Four first floor bedrooms, bathroom and en-suite bathroom. Attic rooms.

Traditional timber framed Suffolk Barn - planning permission for conversion and extension to a stunning independent house.

Double garage and workshop.

Gardens, orchard, woodland and a meadow. In all extending to approximately 7.8 acres.

#### Contact Us



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## Location

Barley Green Farm is located in the parish of Stradbroke, away from the village itself which is 1 mile with the village of Laxfield being 3 miles. Stradbroke lies between the market town of Framlingham, Diss and Eye.

Stradbroke offers local shops and services including a Spar convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children's play areas, hairdressing salon, antique shop, dog grooming parlour, library/Post Office, two public houses, Church of England VC Primary School and High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village and is visible for miles around. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs. The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 10.5 miles to the north-west of the property. From here there are direct trains to Norwich and London's Liverpool Street. Framlingham, with its medieval castle, is approximately 11 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, are about 18 miles to the east. The county town of Ipswich lies about 25 miles to the south, and Norwich is about 29 miles to the north.

## Description

Barley Green Farmhouse is a Grade II Listed dwelling of predominantly timber framed construction under a tiled roof. The core of the dwelling is believed to date from the 16th Century. The house sits well back from the road and is surrounded by its own land which includes an orchard, gardens, woodland, ponds and a meadow. As well as the farmhouse and a double garage with workshop, there is a historic timber framed barn. Some may choose to continue to use the barn as it is, or convert it to a party space. Others may choose to take advantage of the planning permission to convert it into a stunning independent dwelling.

## The Farmhouse

A door to the front of the house provides access to a sitting room. This is dual aspect and has windows to the front and rear as well as an inglenook fireplace which is home to a woodburning stove. Off this is a store/study. Stairs rise to the first floor landing and a door leads into an inner hallway and to the drawing room. This is a triple aspect room with exposed timbers and an inglenook fireplace with wood burning stove. From the inner hallway is access to a cloakroom with WC and hand wash basin, and also to the rear porch. A door opens to a kitchen/dining room which is dual aspect and has basic high and low level wall units along with space and plumbing for a washing machine and water softener. In addition is space for a range cooker with bottled gas connection.

The first floor landing has windows to the front of the property, exposed timbers, a cupboard housing the hot water cylinder, stairs to the attic rooms and doors to the four first floor bedrooms and bathroom. The principal bedroom has exposed beams, studwork and floorboards. It is triple aspect and overlooks the grounds. A door opens to an ensuite with bath, WC and hand wash basin. The further bedrooms have exposed timbers and windows to the rear of the property. The bathroom comprises WC, hand wash basin, bath and has a window to the gable end. On the second floor are two attic rooms which are ideal for storage but have scope to be converted to further living accommodation, subject to the normal consents.

Whilst some may continue to use the house as it is, some interested parties may wish to carry out an extensive sympathetic refurbishment and modernisation programme. The vendors have commissioned an RICS Level 3 Building survey and this can be emailed to interested parties.





















# Barley Green Farm, Stradbroke

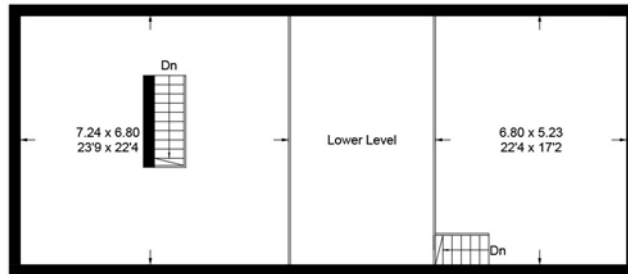
Approximate Gross Internal Area = 242 sq m / 2607 sq ft

Garage / Workshop = 37 sq m / 396 sq ft

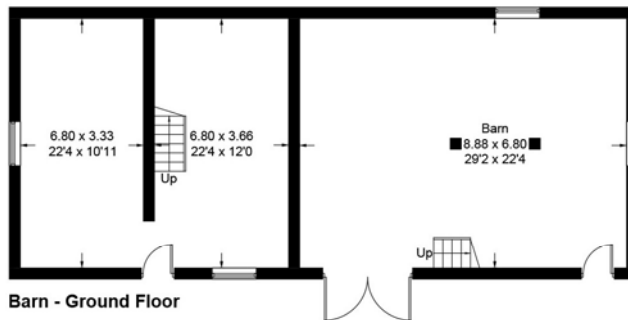
Boiler Room = 4 sq m / 46 sq ft

Barn Building = 194 sq m / 2089 sq ft

Total = 477 sq m / 5138 sq ft

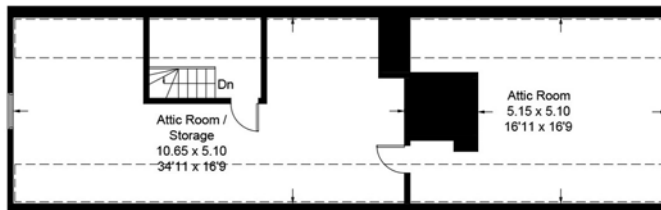


Barn - First Floor



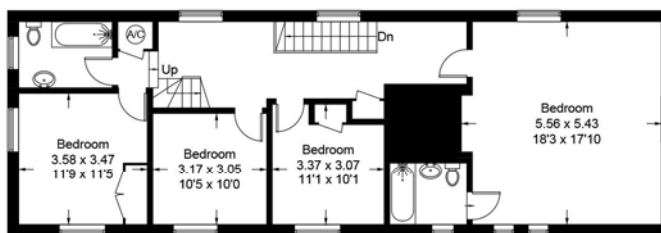
Barn - Ground Floor

(Not Shown In Actual Location / Orientation)

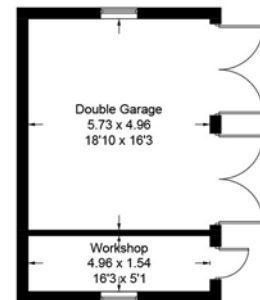


Second Floor

[Dashed line] = Reduced headroom below 1.5m / 5'0"



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor







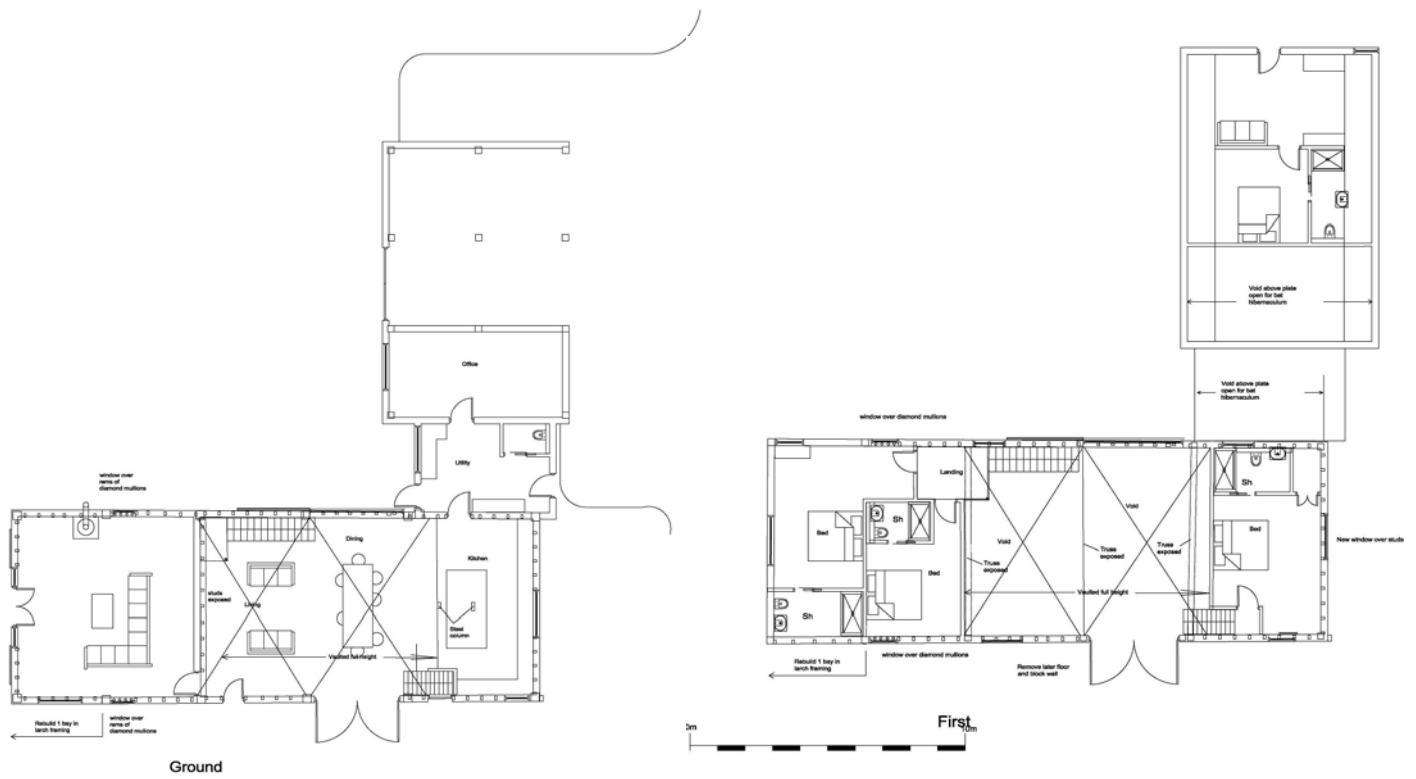
## The Barn

The Suffolk timber framed barn is weatherboarded and has a pan tiled roof. It is subdivided into three sections, measuring 29'2 x 22'4, 22'4 x 12' and 22'4 x 10'3. Part of it has floors above. Planning permission was granted on 26th June 2024 under reference DC/24/01456 for the conversion and extensions to the barn to form a detached dwelling including alterations to improve access splay onto Laxfield Road. The plans allow for a ground floor sitting room, kitchen/dining room, living room, utility room and office. On the first floor would be four en-suite bedrooms. Within these particulars there are photos of the current building along with computer generated images of the finished conversion.





# PROPOSED BARN LAYOUT



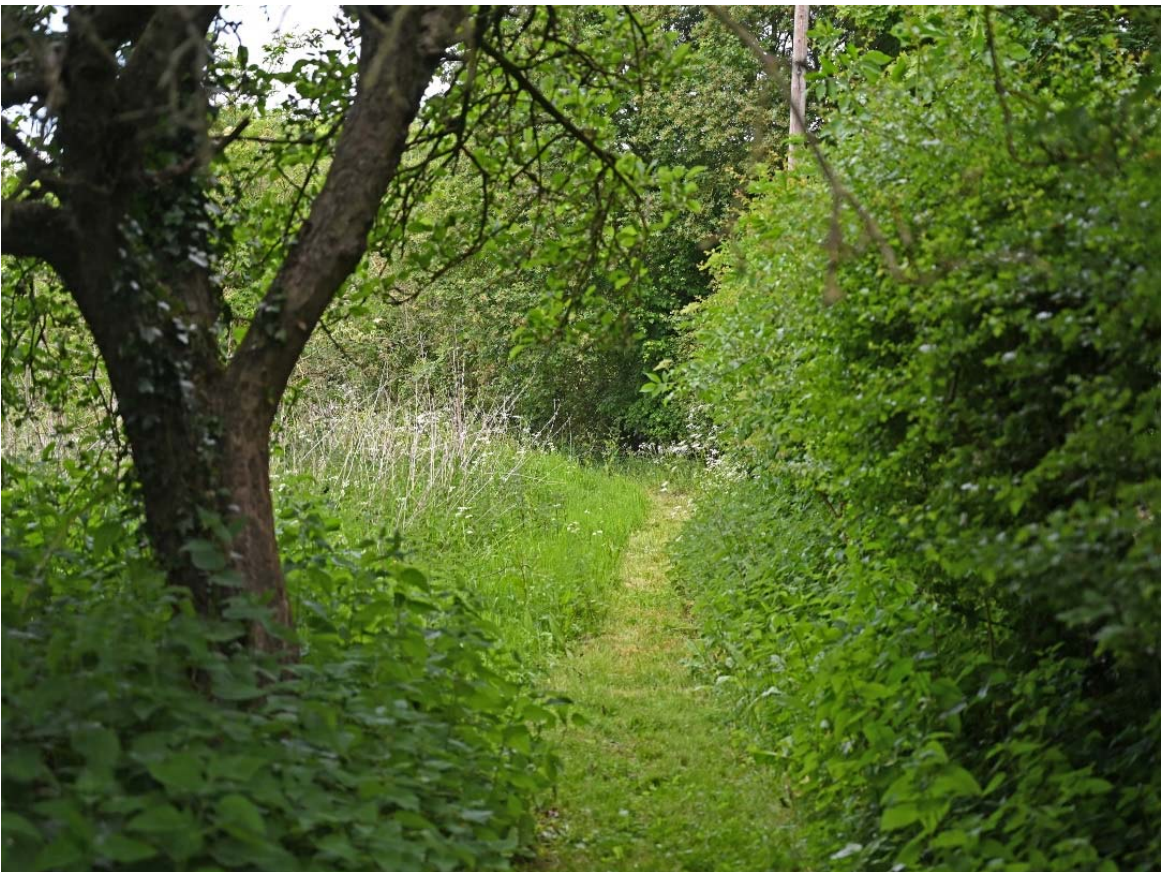
# COMPUTER GENERATED IMAGES





## The Grounds

The property is approached from the road via a tree lined driveway. This leads to the barn, house and garaging. There is a double garage with doors to the front which measures 18'10 x 16'. Adjacent is a workshop measuring 16'3 x 5'1. Immediately adjacent to the barn is a substantial orchard. Beyond this, is a pond and woodland. Surrounding the house are the gardens which are partly laid to grass and partly left wild. They contain shrubs and trees and a further pond. Beyond the gardens is a delightful meadow. This is enclosed by mature hedges and trees. It measures approximately 5 acres, with the grounds in total extending to approximately 7.8 acres.















*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage and electricity. Oil fired central heating. Bottle gas for hob. Modern sewage treatment plant.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = Exempt (Listed property)

*Council Tax* Band F; £3,159.19 payable per annum 2025/2026

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

#### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

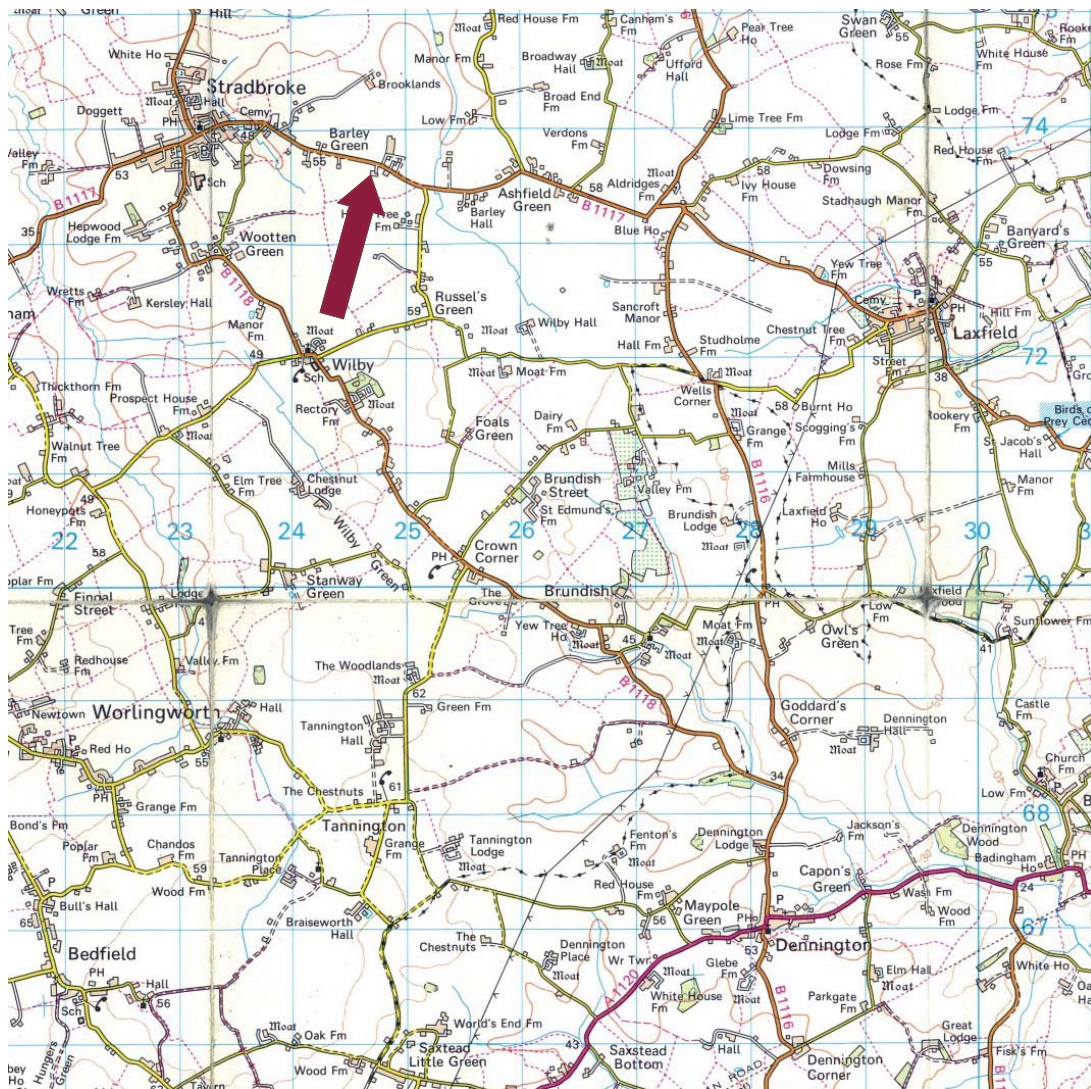
*July 2025*



## Directions

From Framlingham proceed in a northerly direction on the B1116. In Dennington turn right onto the A1120 and then immediately left back onto the B1116. Continue on the road for several miles and shortly before entering Stradbroke, and just after the garage, Barley Green Farm will be found on the left hand side.

What3Words location: [///tries.touched.motored](https://www.what3words.com/tries/touched/motored)



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