

A charming three bedroom barn-style dwelling with grounds of over an acre, in a rural yet accessible location on the edge of Stratford St Andrew, close to the Heritage Coast.

Guide Price
£449,500 Freehold
Ref: P7075/J

Barn Cottage
Stratford St Andrew
Saxmundham
IP17 1LH



Entrance hall, kitchen/dining room, sitting room and shower room.
Three bedrooms and bathroom.
Garage/store.
Generous gravelled parking areas.
Large gardens to the side and rear.
In all, approximately 1.2 acres.
No forward chain.

Contact Us



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Location

Barn Cottage will be found in a rural yet accessible location on the edge of the village of Stratford St Andrew. The village benefits from a petrol station with a shop and an active community centre, the Riverside Centre, which hosts many classes and activities. There is also a children's play area within the village playing field. Being close to the A12, the property is well placed to gain access to most of the region's prominent centres, which include the coastal towns of Aldeburgh, Thorpeness, Walberswick and Southwold. The village of Snape, the home of the Aldeburgh Festival, is within about 4 miles and the market town of Saxmundham lies about 3 miles to the north-east, which has a good range of shops including Waitrose and Tesco supermarkets, as well as a railway station with trains to Ipswich and onto London's Liverpool Street station. The historic town of Framlingham lies about 4 miles to the north-west with excellent schooling in both the state and private sector. Woodbridge lies about 8 miles to the south-west and the County town of Ipswich lies about 18 miles, also to the south-west.

Description

Built approximately 30 years ago by the current vendors, Barn Cottage is a delightful three bedroom detached timber frame dwelling that was built (as the name suggests) in a barn-style to provide ancillary accommodation to the vendors' main home, Hall Barn. In 2022 the vendors secured planning permission to use Barn Cottage as a separate independent dwelling, and in the recent months have undertaken boundary sub-division works.

Barn Cottage offers a good amount of accommodation, extending to over 1,500 sq ft in all and comprising an entrance hall, kitchen/dining room that links through, in a quasi open-plan arrangement, to the sitting room that benefits from French doors opening onto the decked terrace. There is also a ground floor shower room. On the first floor there are three bedrooms and a bathroom. Adjoining the rear of Barn Cottage is the **garage/store**, approximately 22' x 10' maximum (L-Shaped), with side hung double doors providing access, and this area could be converted to create another ground floor room, subject to the necessary consents.

Barn Cottage is set well back from a quiet village lane and approached via a sweeping gravel driveway that leads to a generous parking and turning area which is sufficiently large enough for three to four vehicles. Beside the driveway is an area of garden, and this is laid to grass and enclosed within established hawthorn hedging and interspersed with a number of mature specimen and fruit bearing trees. The far side of the driveway is flanked by a well stocked border containing rosemary, lavender and established roses, which is enclosed within a 6ft brick wall. A gap between Barn Cottage and the neighbouring property, Hall Barn, is laid to gravel, and leads through to the rear garden. This comprises a partly gravelled area that offers further parking if required. Beyond this is the garden, which is laid to grass for ease of maintenance and enclosed by recently planted laurel hedging and fencing.

To the rear of Barn Cottage is a private, enclosed courtyard area with a raised deck terrace, that can be accessed from the Sitting Room. There is also a concrete paved area and a well stocked border containing a variety of specimen flowers and shrubs. On the gable end of Barn Cottage is also a useful covered storage area. Beyond the immediate garden of Barn Cottage is a delightful area of extra land that extends to approximately 0.86 acres. This area backs onto agricultural land and is laid to grass and interspersed with a number of maturing trees. In all the grounds extend to 1.2 acres.

Prospective purchasers should note that the property is built of relatively narrow gauge timber frame construction set on a brick plinth with softwood, stained cladding on the external elevations. Whilst Building Control have issued a Completion Certificate for the use of the building as a residential dwelling, we are aware that secured lending valuers have raised concerns about the nature of construction of the property. Consequently, if mortgage finances are required, it will be important for prospective purchasers to raise this with their mortgage broker/lender at an early stage.

Services

Barn Cottage is owned by Hall Barn and shares electricity and water supplies. The vendor will install check meters for both the electricity and water supplies and recharge any utilities consumed to the purchaser at the prevailing rate. The sale contract will oblige the purchaser to install new, independent electricity and water connections within three months of the sale completing. The vendor has obtained an indicative quotation for a new, independent electrical supply which is £9,096.50 as at May 2025. In addition, it has been established that it is not viable for a new water supply to be provided to the property due to the distance of the mains supply from the subject property. Consequently a purchaser will need to budget to install a borehole on site and we understand that the cost is likely to be in the region of £15,000 to £20,000. However, prospective purchasers will need to make their own enquiries in that regard.













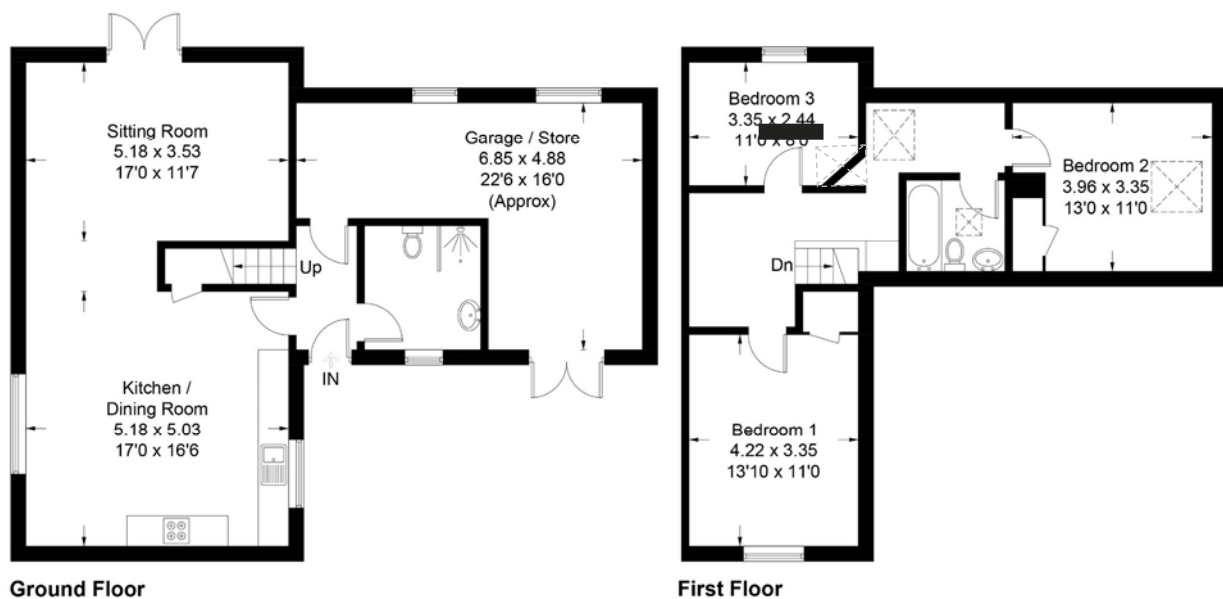
Site Plan (Indicative Only)





Barn Cottage, Stratford St. Andrew

Approximate Gross Internal Area = 140.4 sq m / 1511 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services The purchaser will be required to create a new, independent electricity connection and install their own borehole for a water supply. There is a private drainage system already connected to the property, which we understand drains to a soakaway. However, it is for any purchaser to make their own enquires in relation to any existing and proposed services.

EPC Rating = D

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>

Council Tax To be assessed.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

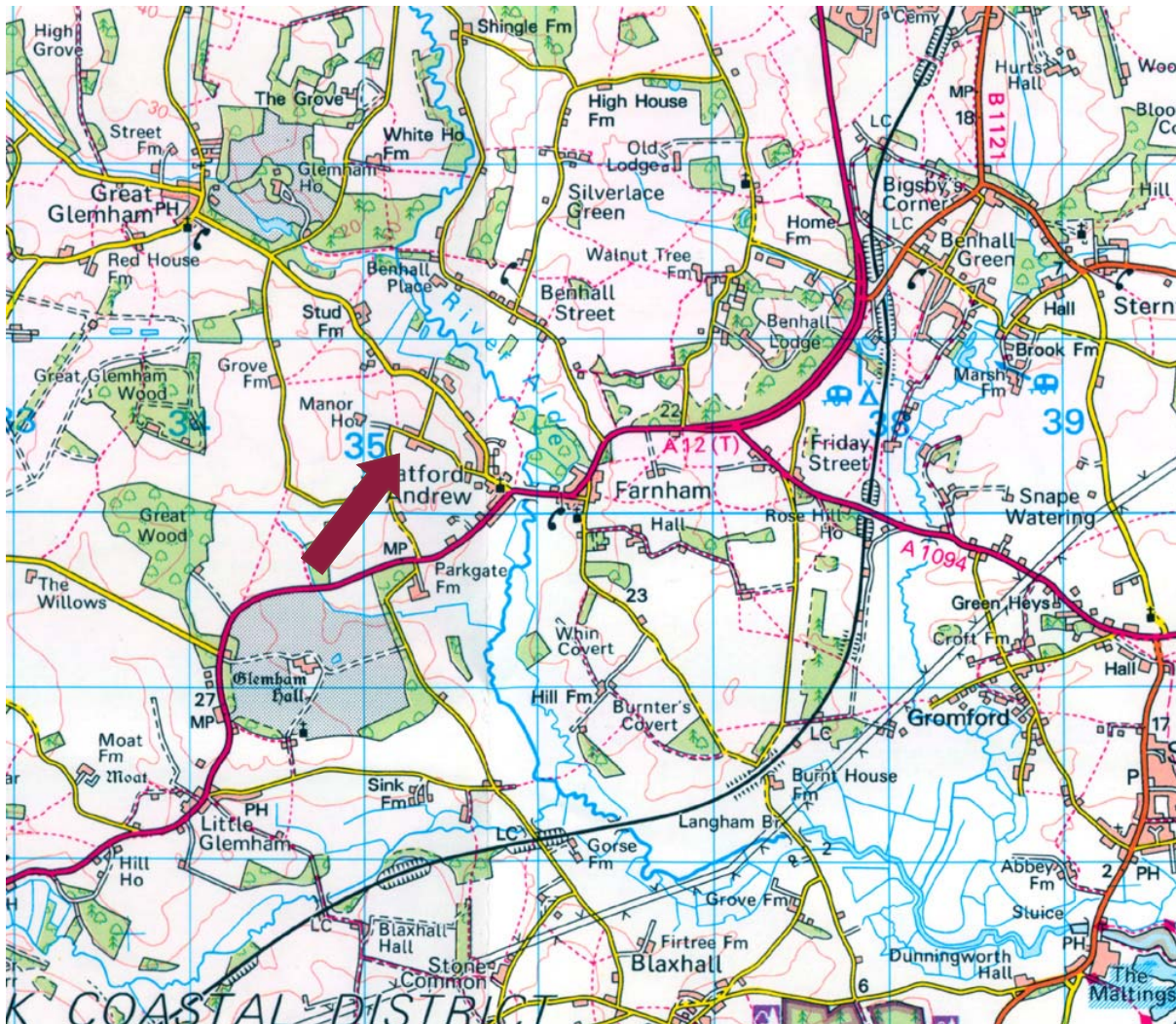
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Prospective purchasers should note that the property is of timber frame construction on a raised brick plinth. Due to the nature of construction some mortgage companies will not be prepared to lend and interested parties should satisfy themselves in this regard.

May 2025

Directions

Proceeding in a northerly direction on the A12, enter the village of Stratford St Andrew and take the turning left after the Shell garage onto Great Glemham Road where signposted to Great Glemham. After a short distance bear left onto Mill Lane and the entrance to the property will be found after approximately a quarter of a mile on the left hand side.

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