

A substantial five bedroom barn conversion with superb open-plan kitchen/dining room and vaulted drawing room, opposite the Mill, two miles from Framlingham.

Guide Price
£850,000 Freehold
Ref: P7511/C

The Barn
The Green
Saxtead
Suffolk
IP13 9QG



26' x 18' triple aspect kitchen/dining room and larder, 42' x 19' drawing room, sitting room, utility room and cloakroom. Mezzanine study. Five double bedrooms. Two en-suite bathrooms, en-suite dressing room and family bathroom. Substantial parking area, triple bay cartlodge including store. South facing gardens with grounds of over three quarters of an acre.

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Location

The Barn is situated less than two miles from the well known and popular market town of Framlingham. Saxtead benefits from a pub, the Old Mill House and the distinctive Post Mill which is open to the public through English Heritage.

The market town of Framlingham is well known for its impressive medieval castle. It is home to a selection of independent shops and businesses including cafes, restaurants, hairdressers, antique shops, travel agents and a delicatessen. It is also home to The Crown Hotel and a Co-Op supermarket. There are also twice weekly markets. Off the Market Hill are a number of other businesses providing day to day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded, as is Thomas Mills High School. There is also Framlingham College, which is served by its prep-school in Brandeston, some five miles away.

The Suffolk Heritage Coast, Woodbridge and Ipswich are all within short drives offering the concert hall at Snape Maltings, RSPB Minsmere with beaches at Southwold, Walberswick, Thorpeness and Aldeburgh. Ipswich is about sixteen miles to the south-west and here there are direct trains to London's Liverpool Street station scheduled to take just over an hour.

Description

The dwelling is a substantial converted barn of timber framed construction with weatherboarded elevations under a pan tiled roof. It benefits from a large wing with sitting room and bedroom accommodation and also a fabulous triple aspect kitchen/dining room that overlooks the courtyards and gardens. The barn was converted in the 1980s and the main body has retained the attractive exposed timbers and high vaulted ceiling to the apex. In total, the barn extends to over 3,600 sq. feet and benefits from five double bedrooms, two of which have en-suite bathrooms and there is also a further family bathroom. As well as the drawing room, there is a separate substantial sitting room, utility room with cloakroom and the kitchen/dining room. Throughout much of the barn the vendors have fitted new aluminium windows. Externally there is ample off road parking, a triple cartlodge with store, garage and grounds totalling 0.8 acres.

A porch from the inner courtyard leads to a hallway that has a fitted bench and open lockers. Off this is the drawing room, utility room and superb open-plan kitchen/dining room. This triple aspect room has newly fitted aluminium windows and doors that take advantage of views over the grounds and countryside below. The kitchen area is fitted with bespoke high and low level wall units with French oak worksurfaces and a claret four oven Aga. There is space and plumbing for a dishwasher and space for a fridge/freezer. In addition is a kitchen island where there is a four ring propane gas hob. A door opens into a shelved larder. The utility room had a new boiler fitted in 2020. In addition are two ovens, a wall cupboard and space and plumbing for a washing machine. A door opens to a cloakroom with WC and hand wash basin.

The drawing room is the original part of the barn and has an impressive vaulted ceiling to part with exposed timbers. There is flagstone flooring. In addition are floor to ceiling north-west and south-east facing windows overlooking Saxtead's iconic Post Mill with further windows to the south-west and north-west. There is a substantial brick fireplace which is home to a wood burning stove. Stairs lead up to a mezzanine study. This has a vaulted ceiling and a gallery overlooking the drawing room. A door opens to bedroom five. This is a double bedroom with exposed timbers and a window to the inner courtyard. Off this is an en-suite with bath, WC and hand wash basin.

Returning to the ground floor, off the drawing room there is a sitting room. This has wall to wall fitted cupboards and display shelves. There are recessed led spotlights and speakers. In addition are French doors opening to the inner courtyard and a door to the front of the property. A further door opens to an inner hallway off which are the bedrooms, a store, airing cupboard and the family bathroom. This has been beautifully refurbished by the vendors and comprises a walk-in shower, oval bath, WC and hand wash basin with cupboards below. The principal bedroom is a particularly large double with windows overlooking the courtyards and grounds as well as French doors opening to the courtyard and grounds. Off this is a dressing room with bespoke cupboards with hanging rails, drawers and a fitted mirror. In addition is an ensuite shower room, which is in a similar, impressive style to the family bathroom. Again, it has a shower, bath, WC and hand wash basin with cupboards below. There is also a window overlooking the inner courtyard.

Bedroom two is a good size double with walk-in wardrobe with fitted cupboards and hanging rails. Bedroom three has a fitted wardrobe and window overlooking the inner courtyard. The fourth ground floor bedroom is a spacious double with window to the front of the property. This is currently used as a snug.

The Outside

The Barn is set well back from the road over The Green owned by Pembroke College. The front of The Barn has the classic appearance of an agricultural building due to the fact that it has substantial barn doors in place that can be hooked back when required. The drive has a right of way that leads through a five bar gate to the grounds of the property itself. The drive continues to the rear where there is an extensive parking area and access to a triple bay cartlodge, one of which is enclosed as a store. It measures approximately 28' x 18'. Power and light are connected.

Adjacent to The Barn itself is a large inner courtyard which is a lovely suntrap. In addition is another west facing courtyard area that catches the evening sun. The roof of the kitchen/dining room overhangs a patio area making it ideal for alfresco dining. Beyond this is a pergola.

The main gardens lie to the south of the driveway and are predominantly laid to lawn. They contain flower beds and vegetable beds as well as mature trees and are enclosed by hedging. Within the garden is a greenhouse and garden shed. In all the grounds extend to 0.8 acres.

















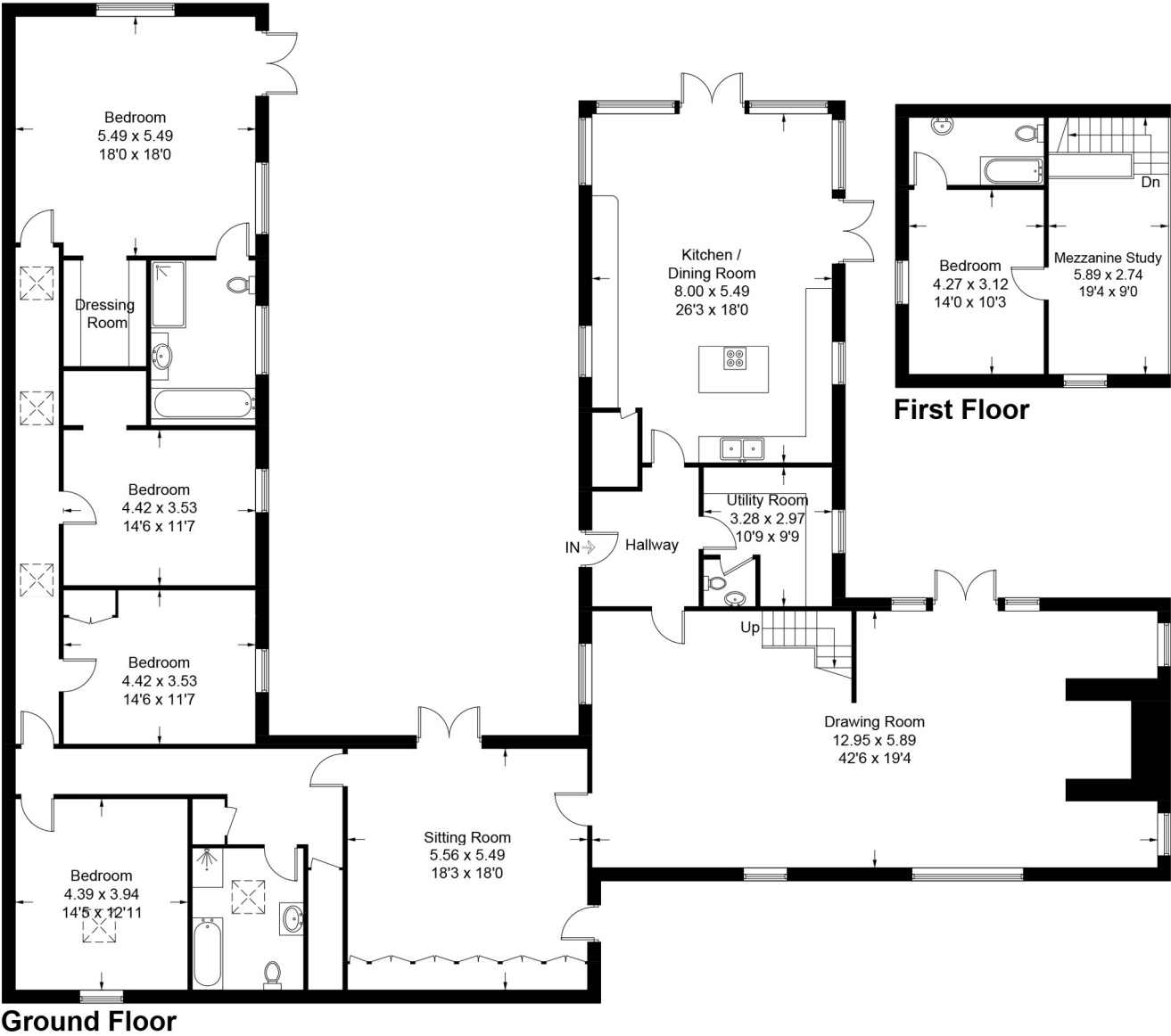






The Barn, Saxtead

Approximate Gross Internal Area = 341.0 sq m / 3670 sq ft





Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil fired central heating. Propane gas for hob. Modern sewage treatment plant (new compliant system fitted in 2023).

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 = D (copy available from the agents upon request)

Council Tax Band G; £3,493.10 payable per annum 2024/2025

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

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.

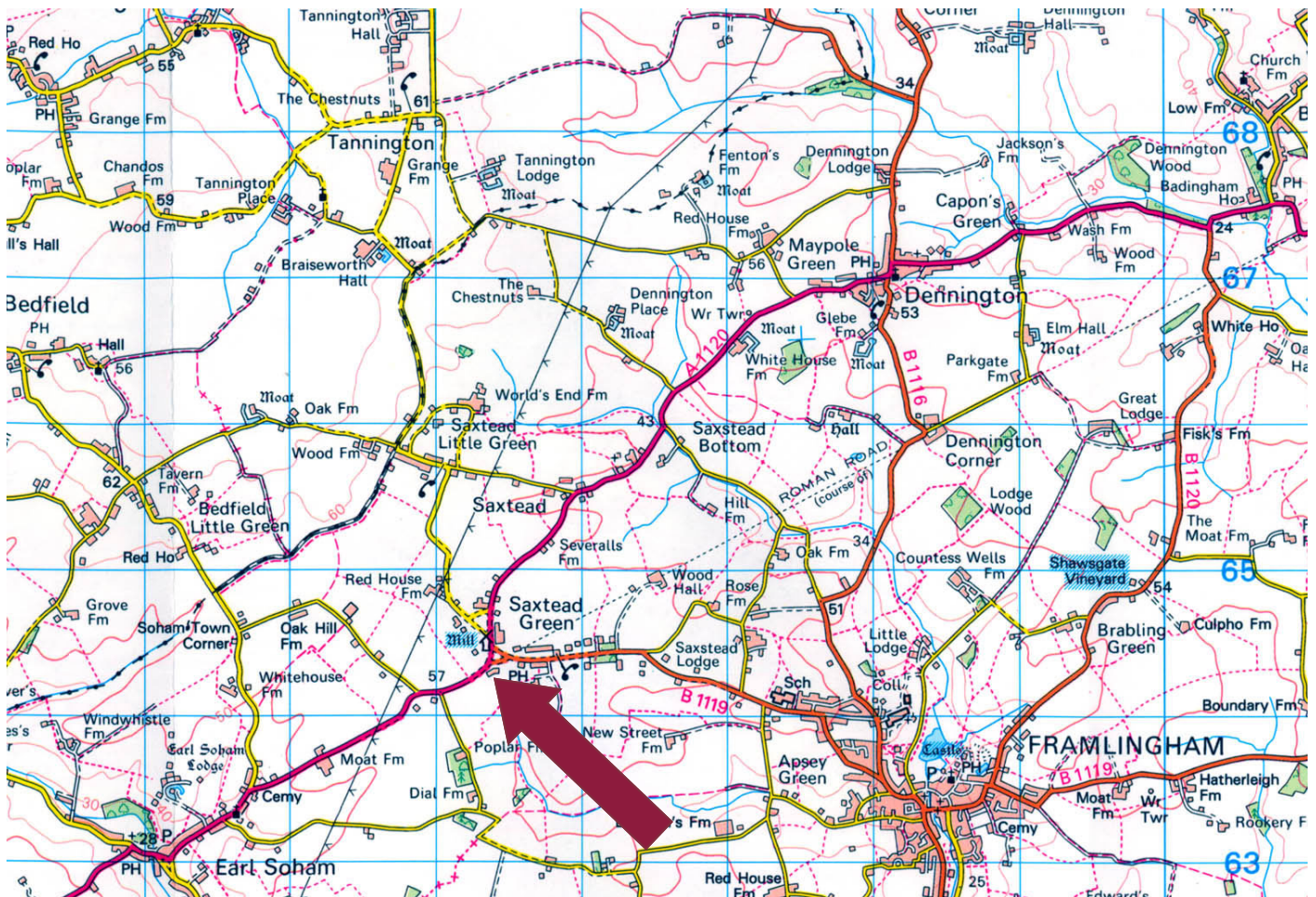
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

January 2025

Directions

From Clarke and Simpsons office proceed up College Road and take the second turning on the left onto Mount Pleasant (B1119) towards Saxtead. Having entered Saxtead, proceed to the T-junction opposite the Post Mill and turn left. The Barn will be found on the left hand side.

What3Words location: [///outdoor.fortnight.doses](https://www.what3words.com/#!/outdoor.fortnight.doses)



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