

# BRIDGE BARN

GREAT FINBOROUGH, SUFFOLK



JACKSON-STOPS



A GLORIOUS AND SUBSTANTIAL CONVERTED BARN, IDYLICALLY LOCATED IN A BEAUTIFUL RURAL SETTING ALONG A NO THROUGH COUNTRY LANE, SURROUNDED BY FARMLAND, IN GARDENS AND GROUNDS OF APPROACHING 5 ACRES (STS).

STOWMARKET 3 MILES  
BURY ST EDMUNDS 15 MILES  
IPSWICH 15 MILES  
CAMBRIDGE 42 MILES  
STANSTED AIRPORT 63 MILES  
(DISTANCES APPROXIMATE)



## FEATURES

- Five Reception Rooms
- Kitchen/Breakfast Room
- Boot Room
- Galleried First Floor Landing
- Master Bedroom with En-Suite & Juliet Balcony
- Five further Bedrooms
- Three further Bath/Shower Rooms
- Courtyard Entertaining Area
- Gated Driveway & Parking for Several Vehicles
- Triple Garage/Workshop
- Barn Outbuilding
- Formal Gardens & Grounds
- 3.7 Acre Meadow
- In All About 4.94 Acres (sts)



## THE PROPERTY

Bridge Barn is an immaculately presented, converted timber framed Suffolk barn, which is unrestricted by any historic buildings listing and presents predominantly traditional weather boarded elevations under a series of pantile roofs. This stunning property was sympathetically converted to the highest of standards and specification about 30 years ago and has had further additions and improvements over more recent years. It boasts a pleasing mix of original and new oak timbers throughout, together with an abundance of oak joinery, including handmade oak ledge doors with Suffolk latches and extends to around 4,000 sq ft of considerable and well-proportioned accommodation, arranged over two floors.

The fitted boot room has a granite worksurface and inset sink with matching base and eye level units, three matching fitted cupboards with shelves and shoe racks, travertine floor, boiler cupboard, windows to the front and side aspects and accesses a shower/cloakroom. The fabulous kitchen/breakfast room is comprehensively fitted with wide range of bespoke handmade base and eye level units, granite worksurfaces with inset 1½ bowl Belfast sink, an impressive large matching island, integrated butchers block with oak shelving above, a further island sink with directional tap and integrated appliances, including a Rangemaster oven, microwave and warming drawer, steam oven and dishwasher. There are a range of matching full height cupboards with integrated fridge and separate freezer and a larder cupboard, windows to two aspects, travertine floor and a large opening leading into the garden/family room, which also has a travertine floor, a wood burning stove, roof lights, windows and double doors leading to the courtyard garden terrace.



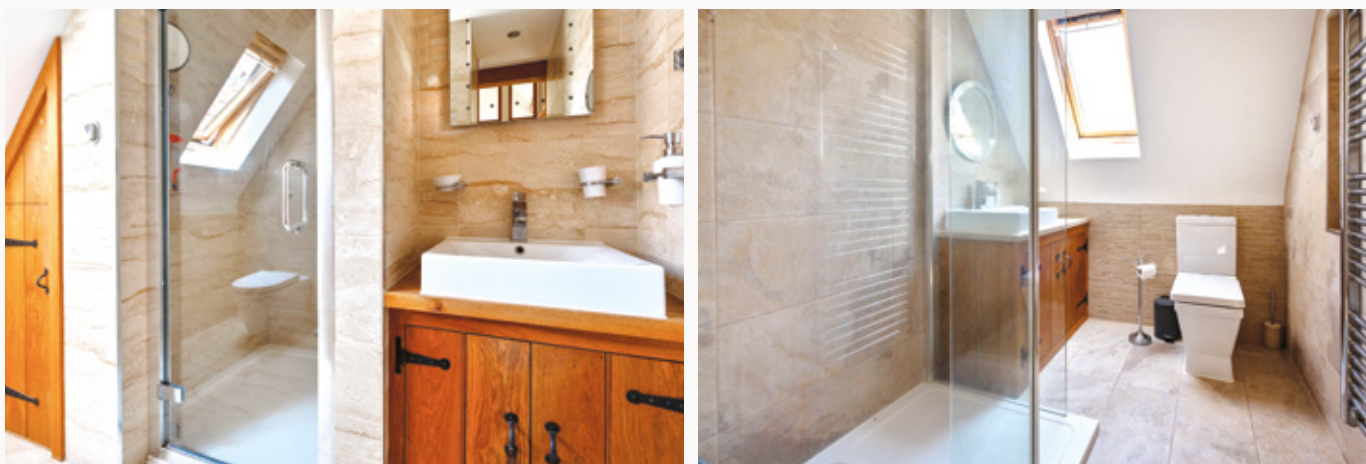




The double aspect dining room has oak floorboards, a wood burning stove on a large brick plinth and leads into the inner hall, which also has oak floorboards and accesses further ground floor accommodation with a gym/study having oak floorboards and a rear aspect and a there is a further hallway, featuring oak stairs leading to the first floor with cupboard under and accesses the sitting room, which is impressive and more recently constructed displaying many oak timbers and has three aspects and double doors leading to the rear gardens. The drawing room also has a double aspect and a brick fireplace housing a woodburning stove with mantel over.

Leading off the hallway is a west wing, which would lend itself as a separate annexe, if desired and currently comprises a laundry room with oak floorboards, built-in cupboards with plumbing and space for appliances, an airing cupboard with a pressurised hot water cylinder, a further boiler cupboard and windows and door leading to the garden. Continuing on the west wing, there is a double bedroom and a bathroom with a rolltop bath, pedestal wash basin, low level wc and a window to the side aspect.

On the first floor, the landing, which has a series of Velux rooflights and a range of built-in cupboards, leads to four double bedrooms and a family shower room. The more recently built vaulted master bedroom displays many oak timbers, an apex rear window with double doors to a Juliet balcony, enjoying unobstructed picturesque views over the gardens and abutting countryside, fitted oak wardrobes with a matching dressing table and a range of Velux windows to the north and south aspects and leads into an en-suite shower room. Bedroom two has a wide range of built-in wardrobes and cupboards and bedroom three also has a fitted range of wardrobes.



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## OUTSIDE

The gardens and grounds of Bridge Barn are particularly impressive with formal front, side and rear gardens predominantly laid to lawn with many mature trees and well stocked beds and borders.

The property is approached from a small no-through country lane, via a five-bar gate along a shingle drive and over a bridge into a shingle parking area and triple cartlodge garaging. A further large concrete hardstanding area, capable of accommodating numerous vehicles, leads to a large open fronted barn and a garden area with fruit trees.

Immediately abutting the barn is a large courtyard area predominantly laid with Indian sandstone, making a fabulous alfresco entertaining area.

On the north side of the drive is a large meadow of around 3.7 acres abutting a stream with numerous mature trees running alongside and has two separate five-bar gate field entrances. In all around 4.94 acres (sts).

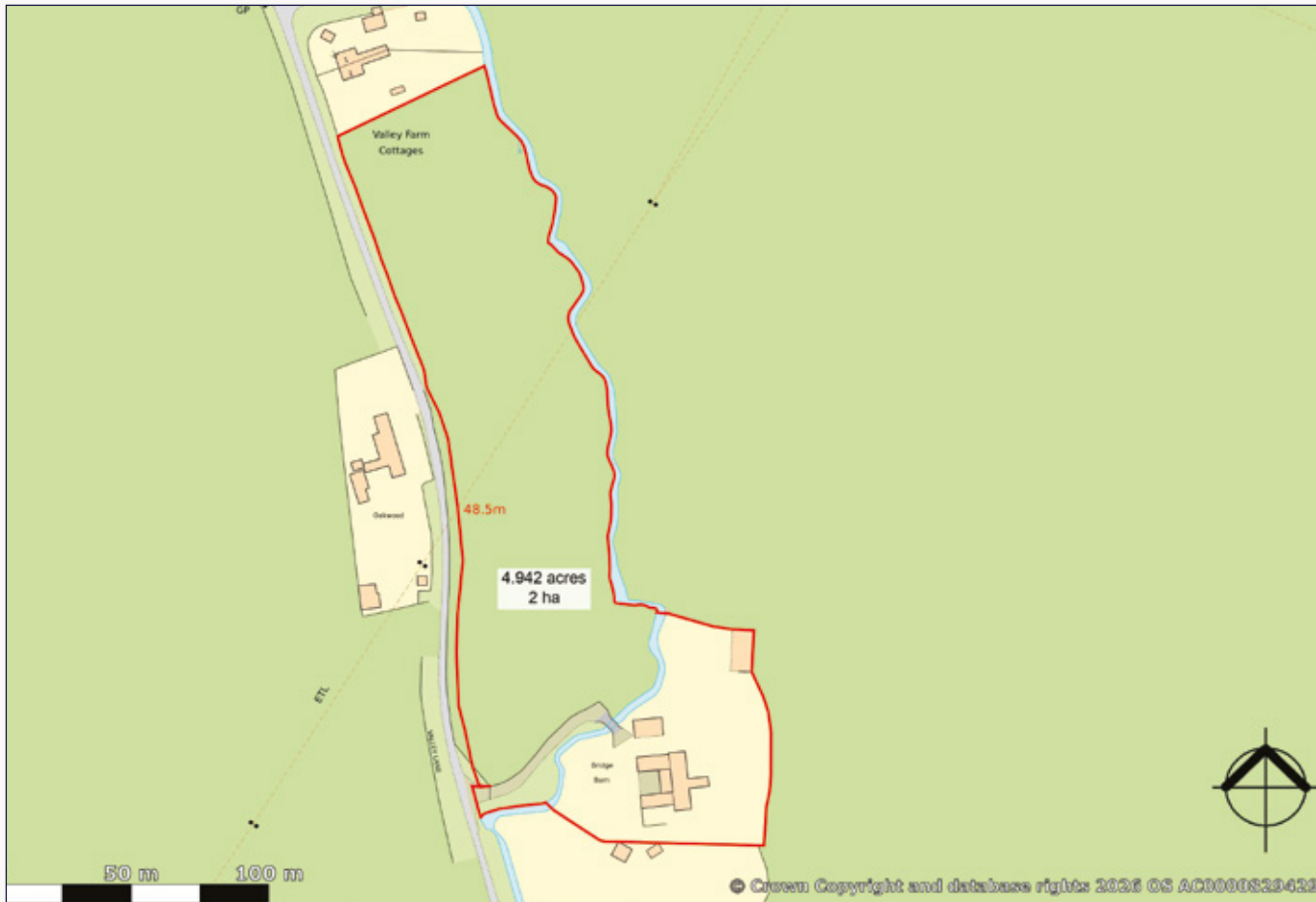
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## LOCATION

Bridge Barn occupies a beautiful and idyllic setting, located on a no-through country lane, surrounded by countryside and enjoys a high degree of privacy and has just one neighbour. Located on the southern edge of Great Finborough, which is an attractive and popular mid Suffolk village, most notable for the independent Finborough School. The village offers a public house and primary school and is close to the market town of Stowmarket, which offers a good range of everyday shopping facilities.

More comprehensive facilities are available in the nearby historic cathedral town of Bury St Edmunds, which offers a full range of schooling, recreational and shopping facilities and cultural amenities include the





impressive Georgian Theatre Royal and The Abbey Gardens.

For the rail commuter Stowmarket mainline railway station offers a fast and regular service to London Liverpool Street taking approximately 80 minutes and lies just 3.5 miles from the property.

There is good access to the A14 dual carriageway leading east to Ipswich, the county town of Suffolk and to the east coast ports of Harwich and Felixstowe or west to Bury St Edmunds, Newmarket and Cambridge.

For air travel, Stansted international airport is approximately 1 hour away.

**Directions:** From Stowmarket follow the B1115 towards Great Finborough. Proceed into the village with Finborough School on your right, taking the next left into Valley Lane. Continue along Valley Lane for about 0.75 of a mile, bearing right at the bend, continue for a further 0.25 of a mile and Bridge Barn will be found on the left.

## PROPERTY INFORMATION

**Address:** Bridge Barn, Valley Lane, Great Finborough, Stowmarket, Suffolk, IP14 3BA.

**Services:** Mains water and electricity. Private drainage. Oil fired central heating.

**Local Authority:** Mid Suffolk District Council.

**Council Tax:** Band G

**Tenure:** Freehold

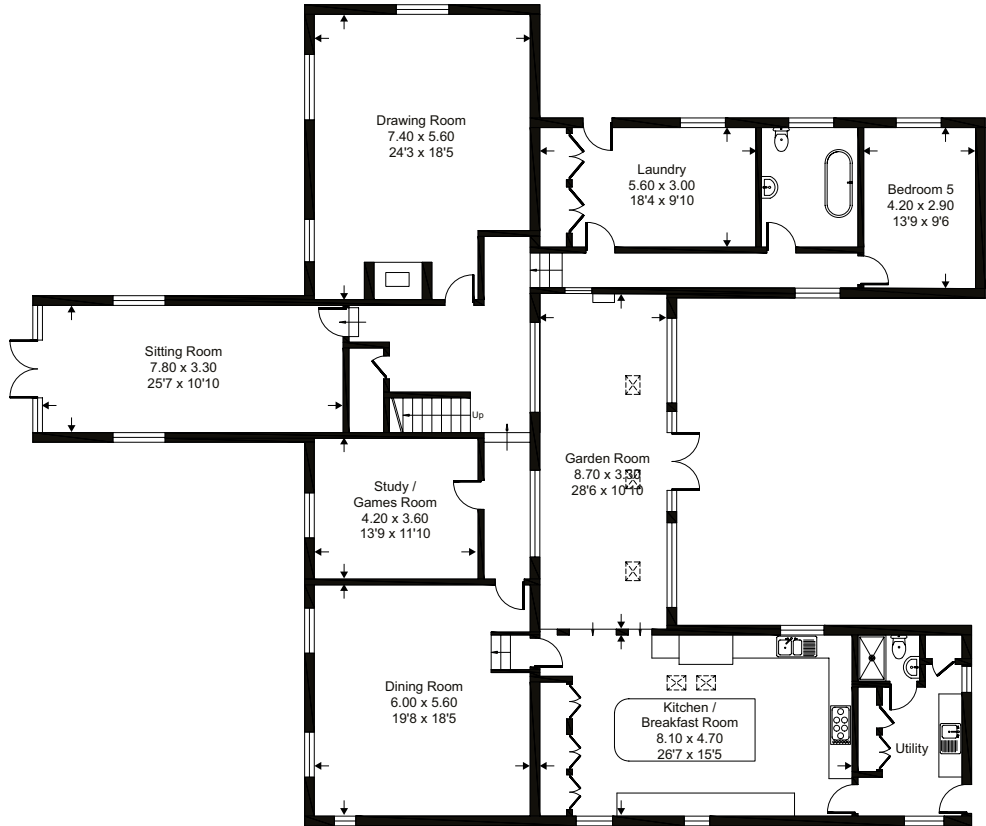
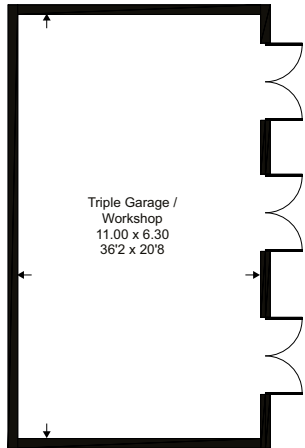
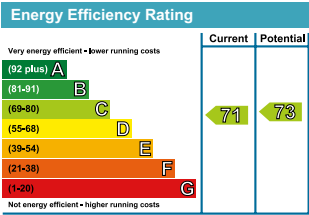
**Broadband:** Ofcom states speeds available of up to 1800Mbps.

**Mobile Signal/Coverage:** Yes - varies depending on network provider. Please visit [www.ofcom.org.uk](http://www.ofcom.org.uk) to check availability.

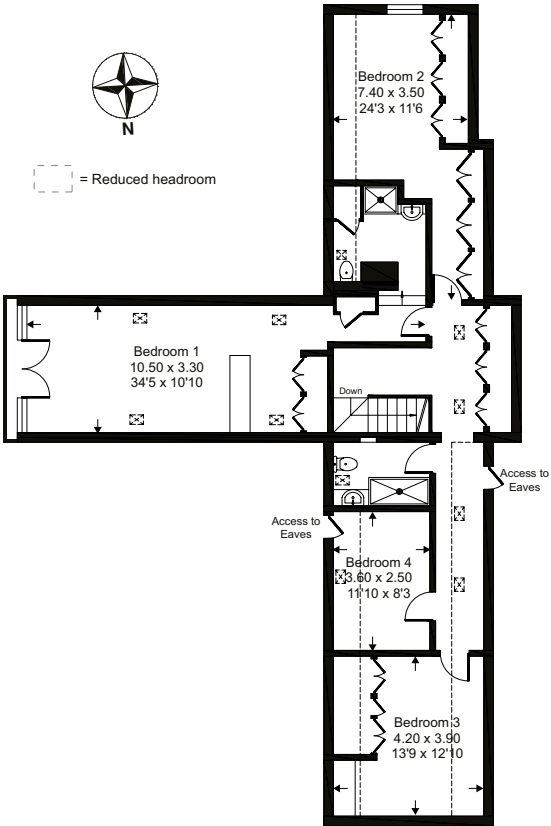
**Viewing** Only by appointment with the sole agents Jackson-Stops - T: 01284 700535.

# BRIDGE BARN

APPROXIMATE GROSS INTERNAL AREA:  
MAIN HOUSE = 363.1 SQ M / 3,909 SQ FT  
GARAGE INTERNAL AREA = 69.3 SQ M / 746 SQ FT  
TOTAL INTERNAL AREA = 432.4 SQ M / 4,655 SQ FT  
(EXC. RESTRICTED HEAD HEIGHT)



Ground Floor



First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

**Important Notice** 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. 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 in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.





BURY ST EDMUNDS

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