



GRANGE FARM BARN
DEBENHAM, SUFFOLK

JACKSON-STOPS 

GRANGE FARM BARN
STOWMARKET RAD, DEBENHAM, SUFFOLK IP14 6BU

TOTAL APPROX. FLOOR AREA 5,141 SQ FT / 477.6 SQ M (excluding outbuildings)

A wonderfully tucked away detached barn conversion, offering enormous flexibility with the added benefit of an annexe, a superb range of outbuildings and stables in gardens and grounds of approximately 5 acres



DISTANCES

- Debenham – 1.5 miles
- A140 – 2.5 miles
- A14 - 7 miles
- Framlingham – 9 miles

FEATURES

- Superb barn conversion
- Fantastic open plan ground floor accommodation
- Kitchen
- Breakfast room
- Principal ground floor bedroom suite with dressing room & large wet room
- 3 further bedrooms all with en suite bathrooms
- Self-contained 2 bed annexe
- 5 stables
- 5-acre plot (STS)
- Two storey workshop/leisure barn currently used as a pub/bar with 3 WCs
- Range of versatile outbuildings
- Outdoor kitchen with alfresco dining area

Guide Price: £1,450,000



THE PROPERTY

Grange Farm Barn is a wonderfully situated barn conversion with a range of period features, including exposed timbers and vaulted ceilings. The ground floor accommodation offers open plan living with a central wood burner dividing the sitting room and family room. The ground floor accommodation also comprises a day room, dining room, entrance hall, kitchen, breakfast room and utility room, together with the principal bedroom suite with wet dressing room and adjacent wet room. There is also a study and cloakroom.

From the entrance hall and sitting room a staircase leads up to the first floor where access is given to three further bedrooms all with en suite bathrooms.

THE ANNEXE

The adjacent self-contained annexe offers excellent multi-generational living or income potential. The accommodation comprises inner hall, WC, kitchen/breakfast room and sitting room. From the staircase leads up to the first floor where there are two en suite bedrooms.

PUB/BAR

This is a fantastic room hosting a fully fitted private bar with wood burner, including a feature bar with taps and optics. At the far end of the bar there are separate ladies and gentlemen's WC facilities and a shower.

WORKSHOP

A very useful and highly versatile two-storey workshop building is arranged around an impressive double-height central bay, with full height windows to the front elevations, rising to the first floor offering flexibility whether for hobbies, storage or leisure.



OUTBUILDINGS & EQUESTRIAN

The property is very well served by a comprehensive range of additional outbuildings. There are five stables set within a covered stable block with concrete pads and a further enclosed paddock area. A driveway runs to an additional storage area to the far corner of the plot. The buildings offer exceptional facilities for storage, agricultural use, workshop activities or commercial style operations, subject to any required consents needed.

OUTSIDE

Grange Farm Barn is approached via a pair of remotely operated gates, leading to a large gravel driveway with access to all facilities. There is a central courtyard, forming a wonderful approach, arranged with a shingle driveway providing access to the three bay cart lodge and surrounding buildings.

There is a generous paved terraced area and dedicated outdoor dining space, making the pub building ideal for barbecue and alfresco dining. There is also a good-sized pond, with decked seating area, understood to have had Koi Carp in. This sits opposite the pub and annexe creating a wonderful tranquil and quiet setting within the heart of Grange Farm Barns.

A further paved pathway leads to a covered haybarn area currently used for alfresco dining. Adjacent to this is a summer house with extensive glass in which is a fitted kitchen. Beyond the central courtyard and stable block there is also a natural pond, with an island, which is accessed via a bridge and offers a wealth of natural wildlife. There is also a fully enclosed vegetable garden and a machinery store. All the grounds comprise of paddock areas and fields and more formal gardens offering scope for equestrian use or other lifestyle choices. There is also a useful yard area on the southern boundary.



LOCATION

Grove Farm Barn enjoys a convenient and accessible location on the edge of the ever-popular village of Debenham, sited at the head of one of Suffolk's most picturesque rivers, The Deben. The village has a thriving and active local community, a useful range of local shops and pubs, primary and high school (rated outstanding by Ofsted) and an excellent multi-faceted leisure/sports centre.

Local independent schools including Framlingham College, Woodbridge School and Ipswich School, all offer a bus service from the village.

There are further facilities in the neighbouring market town of Framlingham (9 miles to the west), whilst the county town of Ipswich lies some 14 miles to south, with Stowmarket (8 miles to the east) providing mainline rail services to both Norwich and London Liverpool street stations. The A14, which bypasses Stowmarket, links to Cambridge and The Midlands, as well as to London and Stansted Airport via either the A12 or the M11.



DIRECTIONS (IP14 6BU)

Head north on the A140 towards Norwich, at the Earl Stonham junction, turn right signposted Debenham. Continue into the village and follow signs towards Stowmarket Road, Grange Farm Ban will be found along Stowmarket Road.

What3words: ///machine.protected.deeper

PROPERTY INFORMATION

Services: Mains water and electricity are connected. Private drainage system. Oil fired central heating.

Mobile: Ofcom reports good mobile signal from the main providers is likely at the property.

Broadband: Ofcom reports ultrafast broadband is available at the property.

EPC: C

Council Tax: Band G. Mid Suffolk District Council.

Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.





Grange Barn

Approximate Gross Internal Area = 383.2 sq m / 4125 sq ft
 Approximate Annexe Internal Area = 94.4 sq m / 1016 sq ft
 Approximate Outbuildings Internal Area = 798.5 sq m / 8595 sq ft
 Approximate Total Internal Area = 1276.1 sq m / 13736 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

BRANCH

01473 218 218

branch@jackson-stops.co.uk

jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910