



Palmer & Partners



Hemingstone, Suffolk, IP6 9RR
Offers in excess of £650,000

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- Semi-Rural Location
- Plot Approaching 0.4 of an Acre (STS)
- Individual Detached Barn Conversion
- Four Bedrooms
- Spacious Reception Hall with Snug Area
- Generous Dual Aspect Living Room
- Kitchen/Dining Room & Utility Room
- Ground Floor Shower Room
- First Floor Bathroom & En-Suite Shower Room
- Accommodation Over Three Floors
- Magnificent Wraparound Gardens
- Ample Off-Road Parking
- Detached Double Garage/Workshop
- Solar Panels on Garage Roof
- Oil-Fired Central Heating

Located in the sought-after semi-rural village of Hemingstone on a plot approaching 0.4 acre (subject to survey) with farms to the rear and side, lies this individual four-bedroom detached barn conversion. 'Brewery Farm Barn' sits in the middle of the plot with magnificent well-stocked gardens that wraparound. A substantial driveway provides off-road parking for several vehicles with a separate plot to the side which could be used for additional parking or to accommodate outbuildings (subject to relevant permissions). There is a detached double garage/workshop with power and light connected. Throughout the barn there is a wealth of period character and charm, the property comes with solar panels on the roof of the garage/workshop, and oil-fired central heating.

The idyllic rural village of Hemingstone, nestled in beautiful undulating countryside

of Mid Suffolk, can trace its origin back to Anglo-Saxon times with several mentions in the Domesday Book of 1086. The present Grade I Parish Church of St. Gregory, built on ancient earthworks, is mainly 14th century but still has evidence of its Anglo Saxon, one of only 13 in Suffolk to do so. The affectionately named 'Hut' is the social centre of the village, situated along Bulls Road and is a WWI hut from Rendlesham Forest gifted to the village in 1920. The village offers fabulous country walks and amenities include village stores and public houses, with leisure centres being found in the nearby neighbouring villages. The nearby towns of Needham Market, Stowmarket and Debenham offer further amenities including schooling, railway stations with links to London Liverpool Street station, independent stores, hotels and restaurants, doctors, dentist, and more. Local primary schools can be found at Claydon, Helmingham, Otley and Henley



with nearby senior schools at Claydon, Farlingaye in Woodbridge and the well reputed Debenham High School.

Reception Hall: 18'3" x 11'2" (5.56m x 3.4m) A welcoming reception hall featuring full-height windows and an impressive double-height vaulted ceiling with exposed beams. An exposed redbrick wall and wood burning stove add warmth and character, while a wooden staircase rises to the galleried landing. Two column radiators complete the space. A door leads into the living room, and openings provide access to the snug and inner lobby.

Snug: 11'2" x 8'9" (3.4m x 2.67m) Windows to the rear and side aspects, a column radiator, and exposed beams.

Living Room: 18'2" x 17'11" (5.54m x 5.46m) A charming dual aspect reception room featuring three windows to the front and a set of French doors opening onto the rear garden. Exposed beams and brickwork and

two column radiators enhance the room's character, while an impressive inglenook fireplace with a bressummer beam and wood burning stove forms a striking focal point.

Inner Lobby: Window to the front aspect, window through to the kitchen/dining room, and doors providing access to the kitchen/dining room and shower room.

Kitchen/Dining Room: 18'1" x 13'7" (5.5m x 4.14m) Fitted with a range of matching eye and base level units and drawers, solid wood work surfaces, sink and drainer, tiled splashbacks, and an integrated oven, hob and extractor hood. The kitchen also has a pantry cupboard, tiled flooring, ceiling inset spotlights, exposed timbers and brickwork, window to the side aspect, and a door leading to:

Utility Room: 16'1" x 7'10" (4.9m x 2.4m) Fitted with eye and base level units and work surface, space for a fridge freezer, tumble dryer and washing machine, two large



built-in cupboards, windows to the rear and side aspects, and a door opening out to the rear garden.

Shower Room: 8'7" x 6'4" (2.62m x 1.93m) A three-piece suite comprising a shower enclosure, high-level WC and hand wash basin, along with a column radiator, part tiled walls, and an opaque window to the front aspect.

Galleried Landing: 14'10" x 11'3" (4.52m x 3.43m) The impressive landing overlooks the reception hall below and incorporates a study area with window to the rear aspect. The landing also has eaves storage, exposed beams and brickwork, access to the loft, and doorways leading to inner landings on either side.

Inner Landing: Airing cupboard and doors to the master bedroom and bathroom.

Master Bedroom: 18'9" x 11'11" (5.72m x 3.63m) A dual aspect bedroom with four windows to the front and a further window to the side,

a column radiator, exposed wall and ceiling beams, and a door leading to:

En-Suite Shower Room: 5'9" x 5'2" (1.75m x 1.57m) A three-piece suite comprising a corner shower enclosure, low-level WC and pedestal hand wash basin with tiled splashback, along with a column radiator, tiled flooring, exposed wall and ceiling beams, and a Velux window.

Family Bathroom: 9'5" x 7'2" (2.87m x 2.18m) A three-piece suite comprising a bath with telephone style shower attachment, low-level WC and vanity hand wash basin with storage beneath, along with a column radiator, tiled splashbacks, tiled flooring, exposed wall and ceiling beams, and a Velux window.

Inner Landing: Doors to bedrooms two and three and a door providing access to a staircase rising to the second floor bedroom.

Bedroom Two: 18'8" x 9'4" (5.7m x 2.84m) Four windows to the front aspect, a column



radiator, exposed wall and ceiling beams, and a built-in wardrobe with overhead storage.

Bedroom Three: 15'5" x 6'7" (4.7m x 2m) Two windows to the rear aspect, a column radiator, exposed wall and ceiling beams, and a built-in wardrobe with overhead storage.

Second Floor Landing: Window to the side aspect and a doorway through to:

Bedroom Four: 12'1" x 9'2" (3.68m x 2.8m) Two sets of large eaves storage with further built-in cupboards and shelving, exposed beams, and the room has slight height restriction.

Outside: 'Brewery Farm Barn' sits in the middle of a plot approaching 0.4 of an acre, subject to survey, and is accessed via a driveway that is shared with the adjoining farms. A set of double gates open onto a substantial driveway providing off-road parking for several vehicles with a further large area to the side, also accessed by a

set of double gates, with space to erect outbuildings, subject to the relevant permissions, or to accommodate a caravan or boat. Mature gardens wrap around the property which are extensively laid to lawn and well-stocked with an abundance of mature trees, shrubs, hedging and flowers. There is an EV charging point and a pedestrian gate opening onto a path leading to the front door.

Detached Double Garage: 19'5" x 18'10" (5.92m x 5.74m) The garage has a set of double doors providing vehicular access, a pedestrian door opening out to the rear garden, windows to the front and rear, power and light connected, an inspection pit, eaves storage area, and generous loft space. There is potential to create an annexe (subject to planning permission) and, adjoining the garage, is a workshop. On the roof of the garage and workshop are south-facing solar panels.



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Attributes

4 Bedrooms, 3 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: NA



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