

LINEN POST BARN, DEBENHAM, SUFFOLK



A stunning attached BARN CONVERSION set in grounds of 1.25 acres (sts) with a natural pond. ** CART LODGE ** PLENTY OF PARKING ** TUCKED AWAY LOCATION ** CATCHMENT FOR DEBENHAM HIGH SCHOOL **

LOCATION Linen Post Barn although in a rural setting is just under one mile from Debenham. Debenham benefits from a range of excellent amenities including a CO-OP supermarket, greengrocers, butchers, bakers, hardware store and newsagents. As well as a library, pharmacy, doctors and The Woolpack public house. The village is also served by Debenham High School which has been rated by Ofsted as outstanding and a primary school. The county town of Ipswich is approximately 13 miles to the south and Stowmarket is just over 10 miles to the south-west. Both offer further amenities as well as a mainline railway station providing direct links to London Liverpool Street, the journey schedule from Ipswich taking just over the hour.

GUIDE PRICE: £650,000



- *Entrance Hall**
- *Sitting Room**
- *Dining Room**
- *Large Workshop**
- *Bedroom/Family Room**
- *Jack and Jill Bathroom**
- *Main Bedroom with En Suite Bathroom**
- *Further double Bedroom with En Suite Shower Room**
- *Grounds of approx. 1.25 acres (sts)**
- *Cart Lodge and Parking**

LINEN POST BARN - INTERIOR A large Entrance Hall welcomes you into Linen Post Barn which has plenty of space for coats and boots and stairs rising to the first floor. There is wooden underfloor heating throughout the ground floor. To the left of the hall is Bedroom 3/Family Room which is dual aspect and has a floor to ceiling window overlooking the pretty front garden, parking and views beyond. There is a door leading into the Jack and Jill Bathroom from both the bedroom and the hall which comprises wc, wash hand basin, window to side, bath with shower over and shower screen to side. To the right of the hall there is a utility room which has cream base units and deep drawers with black laminate worktops, stainless steel sink and drainer with mixer taps over and window above. There is a large floor to ceiling wall cupboard for further storage. The Kitchen has a range of high gloss wall and base units with a pull out larder, solid wood worktop, plumbing for dishwasher, single electric oven, hob and extractor above, inset butler sink with mixer taps, window seat with large drawer under and views over the side garden with natural pond and summerhouse. There is plenty of space for a breakfast table and chairs and double doors leading out to the side garden. Steps down to the capacious Sitting Room which is dual aspect with double doors out to the patio area and has a wood burner. An opening leads through to a Dining Room which the current vendors are using as a large study/library which is dual aspect with one window being full height. A door leads through to a workshop which has a sink unit and a water heater dual aspect and a door leading out to the garden. Off the Entrance Hall are stairs rising to the first floor which has a light and airy landing. The Main Bedroom is a generous double bedroom and is dual aspect with a double built in wardrobe cupboard and a single, deep, wardrobe cupboard. A door leads through to the En Suite Bathroom which has a tiled floor, bath with gravity fed shower and shower screen to the side, wc, and wash hand basin with a window to the side. Across the landing is Bedroom 2 which is another generous double bedroom, triple aspect and has two double built in wardrobes. There is an En suite Shower Room with large corner shower with gravity fed shower, velux window, wc and wash hand basin. There is a shelved airing cupboard with megaflo tank. All the bathrooms have radiators fed from the air source heat pump. This completes this stunning property which is a real "must see".



LINEN POST BARN - EXTERIOR On arrival to Linen Post Barn there is a five bar gate giving access to the Cart Lodge and additional parking for several vehicles. A path, with a pretty, low maintenance garden, leads to the Entrance Door. To the side of the parking is a pair of double wooden gates leading to the rear garden. This comprises of a series of stunning areas including a natural pond, lawned area with summerhouse, further lawned area with plenty of trees and shrubs, herbaceous borders, an orchard with apples, cherries, plums and greengages. There is a large shed and a smaller shed included in the sale, vegetable patch, fruit cage in the field which has post and railing to all sides with further fruits trees of pear, cherry, damson and apple. The grounds are completely private and tranquil and in all the plot is approximately 1.25 acres (sts) - A gardeners delight.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY Mid Suffolk

Tax Band: F

EPC: F

Postcode: IP14 6LA

SERVICES Air Source Heat pump with underfloor heating throughout, save the bathrooms which are serviced by radiators, mains water, electricity and shared, private treatment plant.

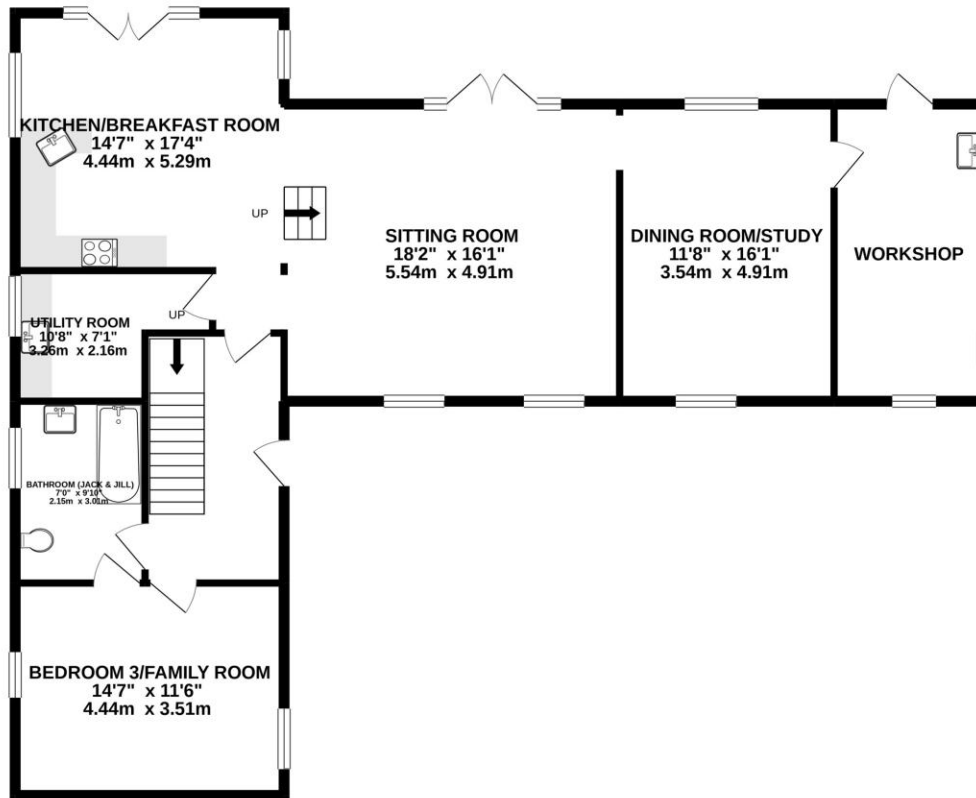
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

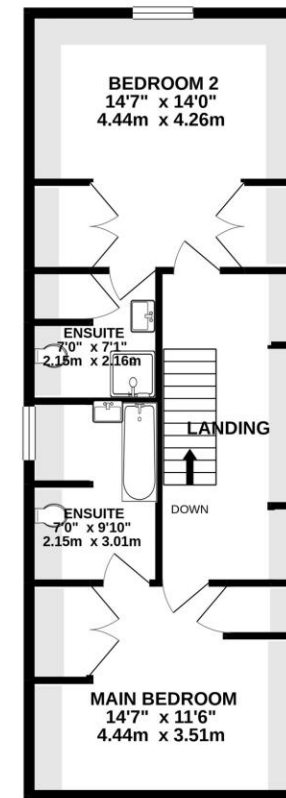




GROUND FLOOR
1231 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1850 sq.ft. (171.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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