



OLD BRICK BARN MOCKBEGGARS

FROST & PARTNERS

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IPSWICH | SUFFOLK | IP6 0AH



An impressive four bedroom barn conversion, which has undergone a complete programme of refurbishment throughout, with the brick section of the property retaining it's original period charm, with stone mullion windows with leaded lights. All set within grounds of 0.4 acres with cart lodge, workshop and private electric gated access and located on the westerly side of the popular village of Claydon.

The property is to be finished to an exceptionally high standard with a stunning 35ft x 16ft kitchen/dining room, fitted with integrated appliances including; Neff double oven, Neff induction hob with extractor over, dishwasher and fridge/freezer. There is a granite breakfast bar incorporating a wine cooler and storage drawers, one and a half bowl sink unit inset into a range of work surfaces, feature Stovax fireplace and large period oak door leading out to the rear garden. Also on the ground floor is a spacious sitting room room with French doors overlooking and leading out to the gardens, cloakroom and utility room.

On the first floor there is a spacious landing with exposed brickwork and doors to three double bedrooms; two of which have en-suite facilities and the 3rd featuring a Juliette balcony. There are also doors to a study/bedroom four and the family bathroom, which comprises a low level wc, wash basin, panelled bath and shower enclosure.



Outside, to the front, the property is approached via a private track leading to electric gates and an extensive driveway, providing ample off road parking and leading to a cart lodge and workshop, with power and light connected. There is side access leading to the rear gardens, which are set on two levels with a large paved seating area, numerous mature trees and shrubs, backing onto woodland and offering far reaching countryside views.

Guide Price - £800,000

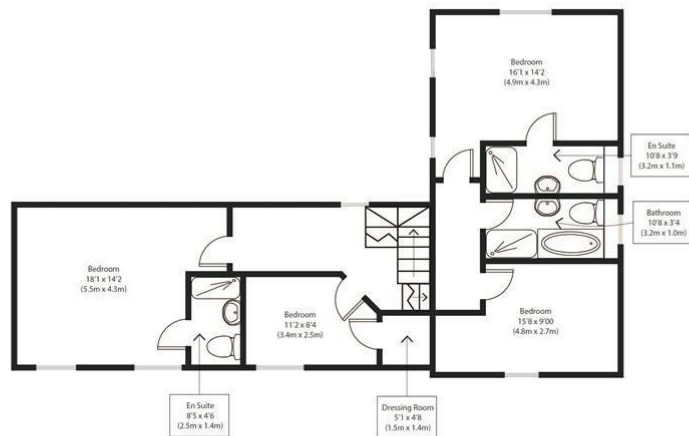
### **Additional Information**

Tenure: Freehold

Local Authority: Mid Suffolk District Council

Council Tax: B





First Floor



Ground Floor

Approximate Gross Internal Area  
 Main House 1985 sq ft (184 sq m)  
 Outbuilding 400 sq ft (37 sq m)  
 Total 2385 sq ft (222 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not check the floor plan accuracy and completeness, you or your advisors should conduct a suitable independent investigation of the property in respect of boundary solutions. copyright www.fhphoto.co.uk



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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	