



CLAMP FARM BARN

Creting St. Peter | Stowmarket | Suffolk





Impressive self-contained annexe leisure complex with indoor heated swimming pool, kitchen, two bedrooms, shower room and bathroom

CLAMP FARM BARN

CREETING ST. PETER | STOWMARKET | SUFFOLK

- Quintessential Suffolk barn conversion with six bedrooms & self-contained annexe / leisure complex with pool
- Peaceful location, highly convenient for the A14 commute to historic Bury St. Edmunds & beyond
- Spectacular open-plan living / dining room with wood burning stove & minstrel gallery
- Cavernous kitchen / breakfast room with American-style fridge/freezer & separate utility
- Superior master en-suite bedroom of exceptional proportions
- Front & rear gardens for al fresco dining; good degree of privacy
- Fully furnished (optional)
- Extensive vehicular parking
- RAF Lakenheath & Mildenhall are easily commutable within 40 mins



A delightful country residence of Cathedral-like proportions in which to relax and entertain

Clamp Farm Barn is situated in a tranquil setting in the heart of rural Suffolk and usefully located to facilitate the ideal commute. Formerly serving part of the adjacent Georgian Clamp Farmhouse, the home is a fine example of a converted historic Suffolk threshing barn. Extensively remodelled in 2006 and superbly extended to incorporate an indoor swimming pool and self-contained two bedroom annexe accommodation with kitchen and bathroom in addition to the four bedrooms in the principal barn. Of particular note is the spectacular double-height vaulted ceilings and substantial open-plan living spaces; the wealth of period studwork and tie beams on display; the statement brick chimneybreast with large inglenook fireplace and wood burning stove; mezzanine galleried interior design; and the superior principal bedroom suite. Also, a cavernous kitchen/breakfast room with separate utility room.

Extensive block paved parking area with a pair of brick archways to the front garden while a covered linkway connects the rear garden. Pristine landscaping with expanses of lawn, terraced areas for entertaining and gated pathways. A striking hedgerow to the northern boundary with fully enclosed fencing creates a good degree of privacy.

Clamp Farm Barn is conveniently located on the outskirts of Stowmarket, not far from the Cathedral town of Bury St. Edmunds and within open countryside. Excellent transport links are provided by the A14 linking Ipswich (via the A12) and the internationally renowned university city of Cambridge. There is the benefit of a direct rail line from Stowmarket to London Liverpool Street. The setting is tranquil and positioned in an ideal area for a range of country pursuits whether rambling, cycling, birdwatching, or riding. Home to the Museum of East Anglian Life, Stowmarket has a variety of shopping, restaurants and bars including Mid Suffolk Leisure Centre and nearby Golf Club. The Suffolk Heritage coastal towns of Southwold and Aldeburgh, the ancient burial ground at Sutton Hoo (National Trust) and Stonham Barns leisure and shopping complex are within easy reach. Nearest local shop, pub and restaurant all within 2 miles. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

Clamp Farm Barn displays many character features well-blended with modern comforts and of cathedral like proportions. Flexible and relaxed accommodation measures approximately 4349 ft² (404.2 m²) that will suit a broad range of tenants, whether a temporary family home for those recently sold or professionals and our visiting USAF – all who seek country living with space and tranquillity.

Main House – Ground Floor

ENTRANCE HALL ATRIUM 10'11" x 29'9" (3.33m x 9.07m)

An impressive, light and spacious area that is instantly inviting with its double-height vaulted atrium and symmetrical dual aspect fenestration. A tall chandelier accentuates the lofty feeling. Stairs rise to First Floor. Tiled floor. Two tall radiators. Recessed lighting and four wall lights. French doors front and rear gardens.

KITCHEN / BREAKFAST ROOM 21'2" x 16'10" (6.46m x 5.14m)

A cavernous kitchen and breakfast room extensively fitted with a range of wall-mounted and base units. Beko five ring hob and range oven with stainless steel splash back and cooker hood. 1 and ½ bowl stainless steel sink and drainer with mixer tap. Bosch dishwasher and free-standing Samsung American-style fridge/freezer. Exposed studwork and brick piers. TV point. Tiled floor. Two radiators. Recessed lighting. Windows to side.

UTILITY ROOM 6'8" x 6'5" (2.02m x 1.95m)

Useful utility space with a range of base units, including stainless steel sink and drainer. Appliances include: washing machine and separate tumble dryer. Extractor fan. Exposed studwork and brick features. Boiler. Tiled floor. Window to rear aspect.

CLOAKROOM 6'7" x 5'6" (2.01m x 1.67m)

Lots of hanging space. Low level wc and pedestal basin. Extractor fan. Tiled floor. Radiator.



Spectacular open-plan living / dining space with minstrel gallery



Stylish contemporary kitchen with garden views



OPEN-PLAN VAULTED LIVING ROOM / DINING ROOM 19'8" x 16'10" (5.98m x 5.14m)

A linkway with window light to front aspect leads to a further voluminous light living space with its spectacular vaulted ceiling and symmetrical fenestration comprising French doors again to front and rear gardens. A statement brick chimneybreast with its large inglenook fireplace and wood burning stove expands the full height of one side complemented by a galleried mezzanine level to the other. A partially subdivided walk-through area creates an intimate dining space. Mix of recessed ceiling and wall lights. TV and Sky / Cable point. Two corner cupboards. A wealth of exposed studwork, tie beams and brickwork. Tiled floor. Two Radiators.

BEDROOM FOUR 10'5" x 12'9" (3.18m x 3.87m)

Ground floor bedroom with windows to rear aspect. Recessed lighting. Tiled floor. Radiator.

Main House – First Floor

Galleried landing area with linen storage cupboard. Loft hatch. Recessed lighting. Radiator. Doors to:

BEDROOM ONE 19'1" x 17'4" (5.91m x 5.28m)

A pair of doors open into a superior principal suite with exceptional proportions with its impressive tie beam and feature spotlighting. Exposed studwork. Triple aspect with window to side, skylight and internal privacy glazed window. TV point. Radiator. Door to:

EN-SUITE SHOWER ROOM

Suite comprising corner shower cubicle with shower attachment and mixer, pedestal basin, and low-level wc. Extractor fan. Vinyl floor. Radiator. Privacy glazed internal window.

BEDROOM TWO 7'6" x 12'7" (2.30m x 3.83m)

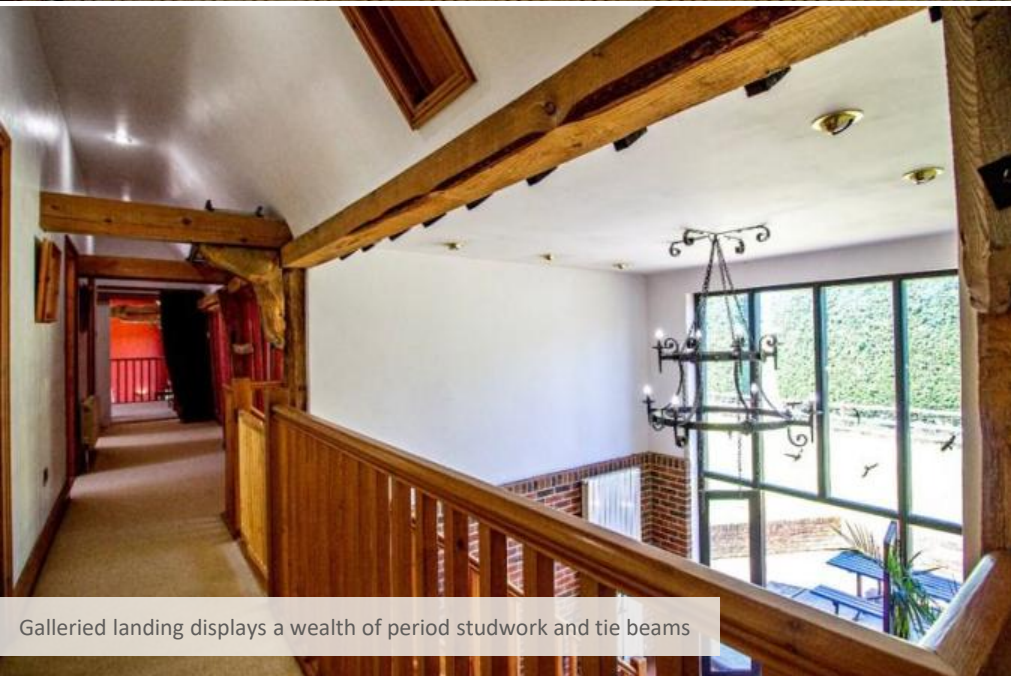
An attractive space with vaulted ceiling and skylight. Exposed studwork and tie beam. Radiator.

BATHROOM

Suite comprising roll top bath with shower attachment, pedestal basin, low-level wc and bidet. Mosaic vinyl floor. Pair of privacy glazed windows. Wainscot and shelving. Extractor fan. Heated towel rail.

BEDROOM THREE 9'9" x 12'7" (2.97m x 3.83m)

A further attractive space with vaulted ceiling and skylight. Exposed studwork and tie beam. Radiator.



Superior principal en-suite bedroom of exception proportions

Galleried landing displays a wealth of period studwork and tie beams

Annexe & Leisure Complex – Ground Floor

POOL HALL 40'1" x 21'10" (12.22m x 6.66m)

A dual aspect pool hall with double height fenestration and two windows to rear garden aspect. Lino covered heated swimming pool (28' x 14' x 5' deep). Ladder steps. Tiled walkway surround. Bar area and floating wall shelves. Exposed brickwork and recessed lighting. Doors to:

PLANT ROOM

Housing the water filtration, boiler and pump system.

WET ROOM

Housing the water filtration, boiler and pump system.

KITCHEN 10'5" x 12'2" (3.16m x 3.70m)

Stylish contemporary kitchen with range of wall and base units. Four ring gas hob with stainless steel cooker hood. Stainless sink and drainer with mixer tap. Breakfast bar. Recessed lighting. Exposed brickwork. Tiled floor. Radiator. Full height fenestration with French doors to rear garden.

Annexe & Leisure Complex – First Floor

Bespoke wrought-iron staircase ascends to large First Floor landing area.

BEDROOM FIVE 23'8" x 12'10" (7.21m x 3.92m)

Large and airy bedroom with two skylights. TV point. Loft hatch. Recessed lighting. Two radiators.

EN-SUITE BATHROOM

Suite comprising panelled bath with mixer tap, pedestal basin with mixer tap and low-level wc. Tiled wainscot decorated with mosaic detailing. Extractor fan. Recessed lighting. Heated towel rail.

BEDROOM SIX 14'1" x 11'10" (4.29m x 3.60m)

A further large, airy vaulted bedroom with two skylights. Recessed lighting. Radiator.



Bedroom Two with its attractive studwork and vaulted ceiling



Bedroom Six with its dual skylights and vaulted aspect



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); majestic ruins of Framlingham Castle (top right); 9 hole heathland course at Flempton Golf Club (bottom right); oldest surviving Regency playhouse in England, Bury St. Edmunds (centre)



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town. Ideally placed to offer a fantastic lifestyle to visiting forces based at RAF Lakenheath and RAF Mildenhall.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



A14	1 mile
Ipswich	12 miles
Bury St. Edmunds	16 miles
Newmarket	30 miles
Cambridge	44 miles



Aldeburgh (Suffolk Heritage Coast)
50 mins / 30 miles



From Stowmarket
London Kings Cross
(120 mins)
London Liverpool Street
(95 mins)
Ipswich
(21 mins)



From Bury St. Edmunds
London Stansted Airport
(1 hr/55 miles)
Heathrow Airport
(2 hrs / 121 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
PRIVATE includes: Culford School (1-19); Old Buckenham Hall (3-13); St. Joseph's College (3-18).
STATE includes: Cedars Park Primary School (4-11); Stowupland High School (11-18).
University of Suffolk at West Suffolk College - Further Education.



Attractive front and rear grounds

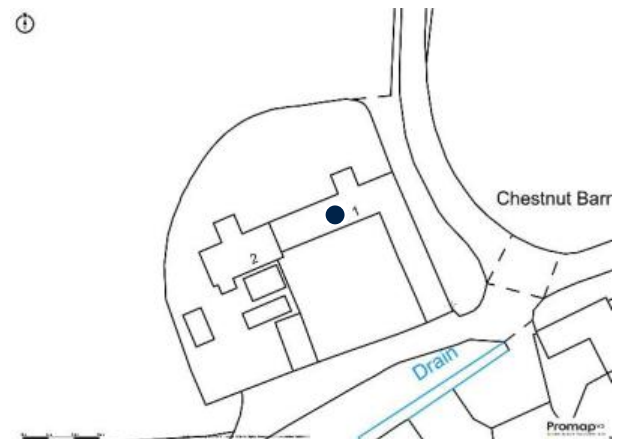


Extensive block paved off-road parking area

FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA (GIA)

= 4061 ft² (377 m²)



FIRST FLOOR



GROUND FLOOR

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

TENURE

The property is to rent and is available from 01 January 2024.

SERVICES

Mains water, electricity. Oil-fired central heating. Private drainage via Klargestor system. Broadband internet available & wired for Sky / Cable on demand. AGENT'S NOTE: none of these services have been tested.

LOCAL AUTHORITY

Mid Suffolk District Council (0300 123 4000)
Council Tax Band F – £3,008.30 (2024/2025)

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's sole managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss before journeying to view the property.

DIRECTIONS (IP14 5BP):

From London / Cambridge / Bury St. Edmunds (by car) leave the M11 at junction 9 and take the A11 towards Newmarket. Continue on the A14 passing Bury St. Edmunds towards Stowmarket. Exit the A14 at Junction 50, signposted 'Stowmarket'. Take the forth exit signposted as if returning to the A14 before turning left into Mill Street junction. Proceed down the hill and at the junction turn left into Mill Lane, bridging across the A1120. Continue along this road for approximately ½ mile and on the bend Clamp Farm Barn driveway is immediately to your right.

From RAF Lakenheath / RAF Mildenhall (by car) follow the A1065 through Tuddenham Mill all the way to connect with the A14 at Junction 40 (continue as above).



Bury St. Edmunds

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