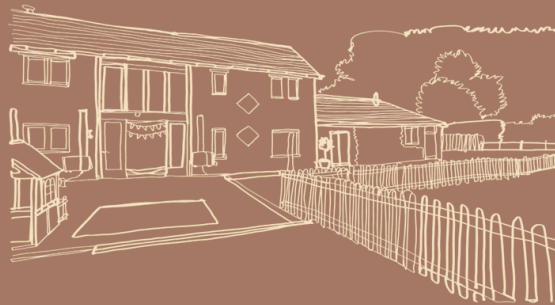


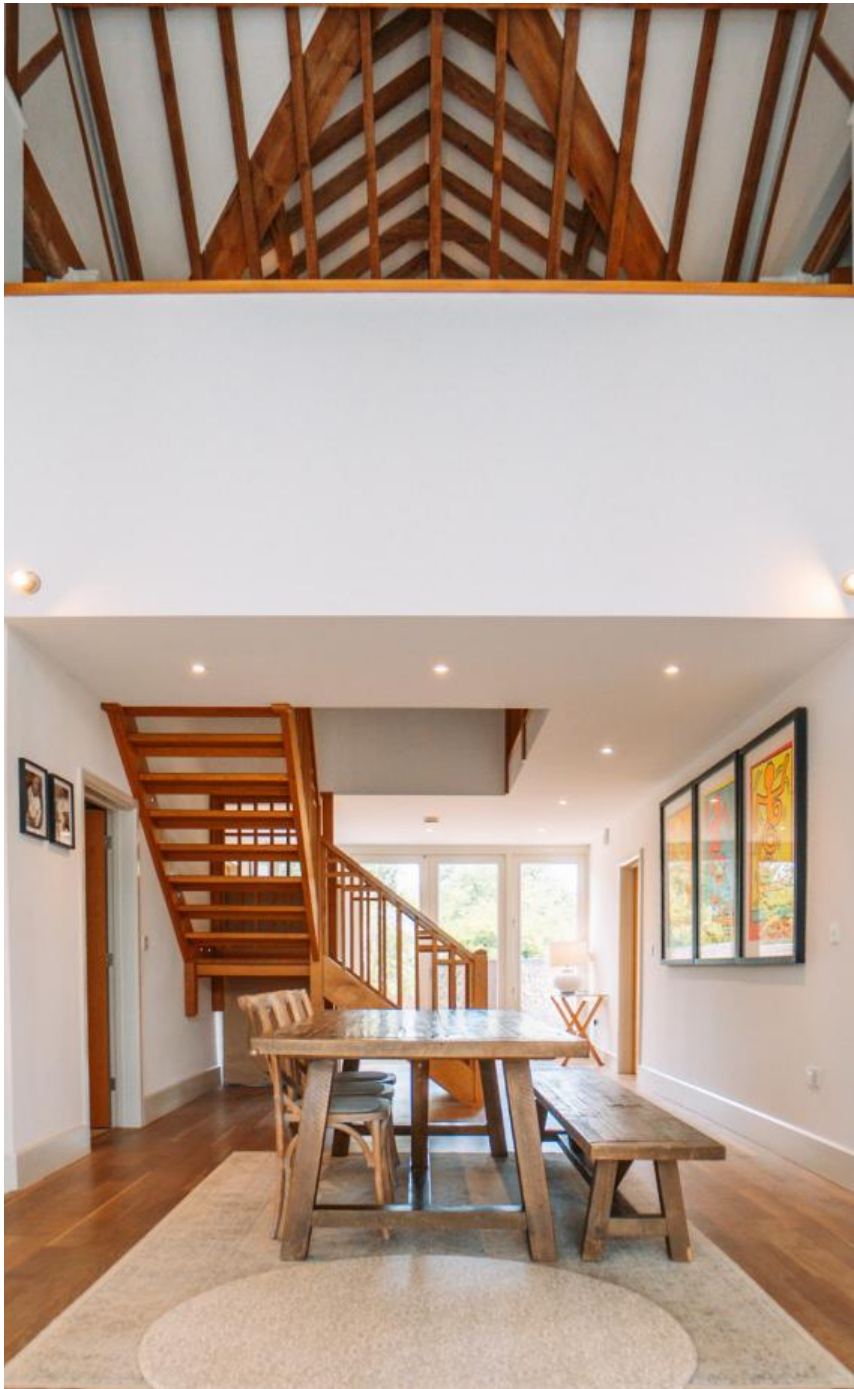


GRANGE FARM BARNES

HENGRAVE
BURY ST. EDMUNDS
SUFFOLK



Situated in a semi-rural area, on the northernmost fringe of Hengrave Hall Estate and moments from Suffolk nature reserves, the property is approached along a sweeping driveway lined by Red Horse Chestnut trees.



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*Meticulous and beautifully designed interiors showcase
a wonderful interplay of voluminous open-plan spaces.*

- James Sawyer, Director of Whatley Lane



INTRODUCTION

Home to horsepower: relaxed living at this stunning barn conversion with income-generating annexe reconversion potential and large gardens, nestled on the edge of desirable village close to historic Bury St. Edmunds.

The meticulous high-quality restoration by a well-regarded barn conversion specialist, Dow Brandeston in 2007, makes for a perfect fusion of Grade II-Listed history and modern design nuances. Today, beautifully conceived and updated interiors glisten following a comprehensive programme of refurbishments in recent years, which have transformed this barn into a much loved family home.

A ground floor bedroom wing was once a self-contained income generating annexe with private access that could easily reconvert to multi-generational living or AirBnB / rental purposes (refer to floorplan). A carved stone entablature pays homage to Sir T Gage 'Built 1849', former owner of neighbouring Hengrave Hall Estate and for whom the range of barns would have once served. Of particular note is the dramatic double-height reception dining hall with engineered volumes of timber forming a galleried staircase and landing, complemented by a stunning array of exposed beamwork; large media den; spectacular open-plan kitchen/dining space; sleek hotel-like principal bedroom suite designed by Nicholas Anthony with a freestanding bath and luxurious glass walk-in shower enclosure. The exceptional lofty ceilings throughout (6 metres (19.5 feet) max), combined with the inter-connecting flow of spaces, are ideal for entertaining. Lighting plays an important role with a mix of ambient, wall and spotlights. Multi-zone underfloor heating and piped music complete the picture.

The property lies on the edge of a semi-rural and much favoured village – only four miles north west of the fine Suffolk cathedral town of Bury St. Edmunds. The University City of Cambridge is easily reached via the A14 east-west major road link, which is accessed via neighbouring Risby village to facilitate commuting ease, and with the M11 providing a fast route to London. Reputable private and state schools, an eclectic range of high street and independent shops, and some the country's finest restaurants – including the only Michelin star in Suffolk – and leisure facilities can be found within a short drive as are the majestic rambling Lackford Lakes and Cavenham Heath.

DOWNSTAIRS

2 Grange Farm Barns is exemplary of a fine barn restoration and its relaxed, voluminous and versatile spaces measure approximately 2,676 sq ft (248.6 sq m). The property will suit a broad range of buyers, from growing families to downsizers – all who seek convenient country living.

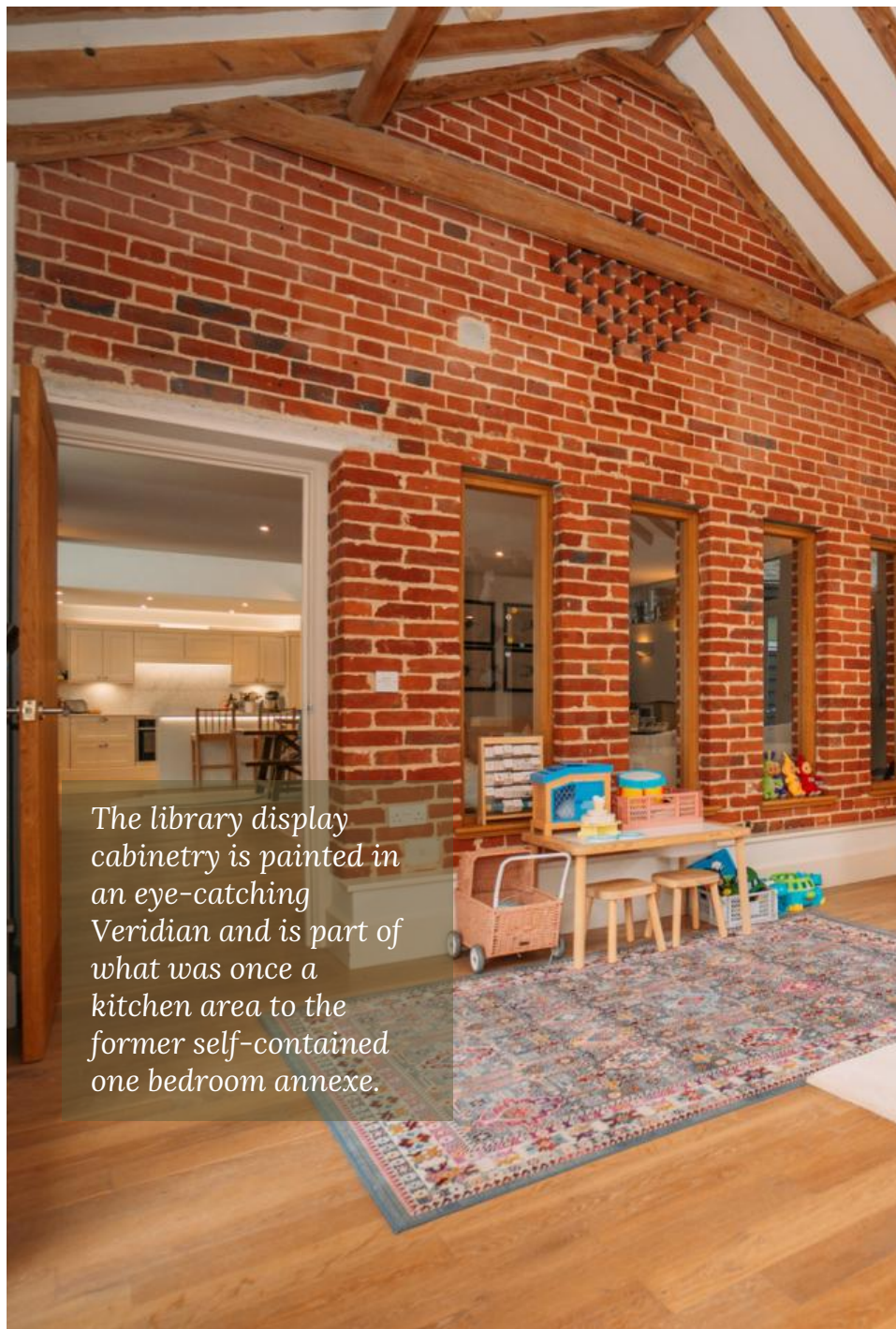
A wide fenestration of double doors open into the reception hall. To one side is a large utility and useful boot room and to the other step down into a relaxed media den / snug painted in *Neptune Ink*. Continue through the hall and you are greeted by a double-height vaulted dining area with a vista through to the garden where the large barn doors would have once hung. The occasional pops of colour add intrigue while a neutral palette throughout of *Farrow & Ball Wimbourne White* and an expanse of oak floors tie together the series of interconnecting spaces. Passing a ground floor cloak room, the home is open-plan through to the tastefully designed kitchen with its breakfast bar, LED accent lighting, extensive cabinetry wrapped in quartz marble worktops and double door larder. Equipped with two electric dual oven grills, four ring induction hob and dishwasher – all by *Neff*. Integrated full-height fridge / freezer and ceramic butler sink. A large living room with a wood burning stove leads through to the former self-contained annexe currently a playroom and library with a ground floor guest bedroom.





A relaxed media den with its vaulted ceiling, diamond brick period detail and expanse of fenestration is altogether pleasing to the eye.







The centrepiece of the kitchen is an accent lit breakfast bar. Extensive cabinetry in a soft grey complement the white marble quartz worktops.



*A usefully large
dedicated utility
room / boot room.*





A home that keeps delighting as one walks through a set of glazed doors into a spectacular double-height reception hall that is open-plan to the kitchen/living/dining spaces; truly the hub of the home.



A galleried landing, amplified by exceptionally high ceilings, gravitates you to this uplifting space further accentuated by spot lighting.

UPSTAIRS

An oak staircase ascends the impressive double-height reception hall, connecting the bedroom wings. The impressive array of lofty ceiling timbers are prominently exposed as a stand-out feature of the home.

The principal bedroom suite boasts a luxe hotel room vibe with its large shower and sanitary walk-in glazed (since frosted) wet room enclosure and twin basins on a tiled floor space transitioning through to the warmth of oak floors. Light-filled dual aspect with a wall-to-wall open wardrobe with plentiful storage. Across the galleried landing, there are a further two bedrooms (currently children's rooms) - one served by a skylit en-suite shower room.



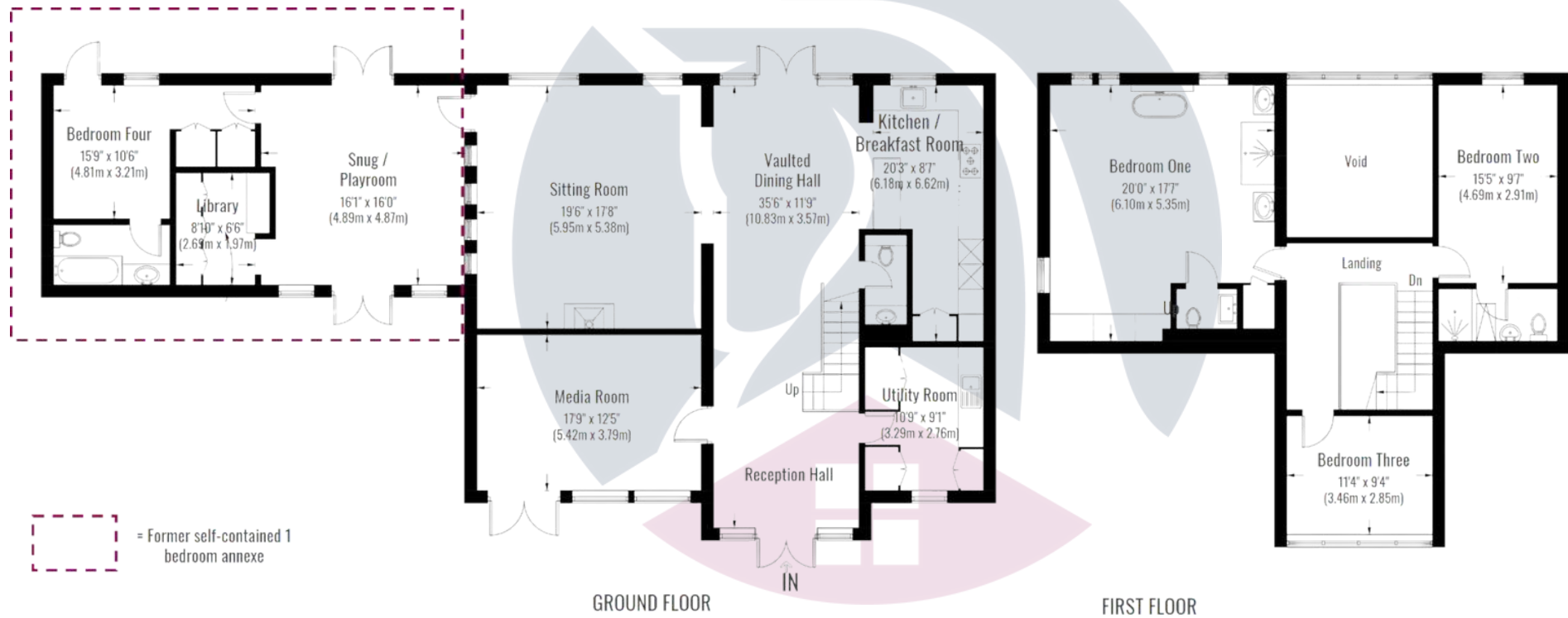


Luxe hotel-like bedroom by established interior designers, Nicholas Anthony, has twin basins and large glazed shower and sanitary enclosures.

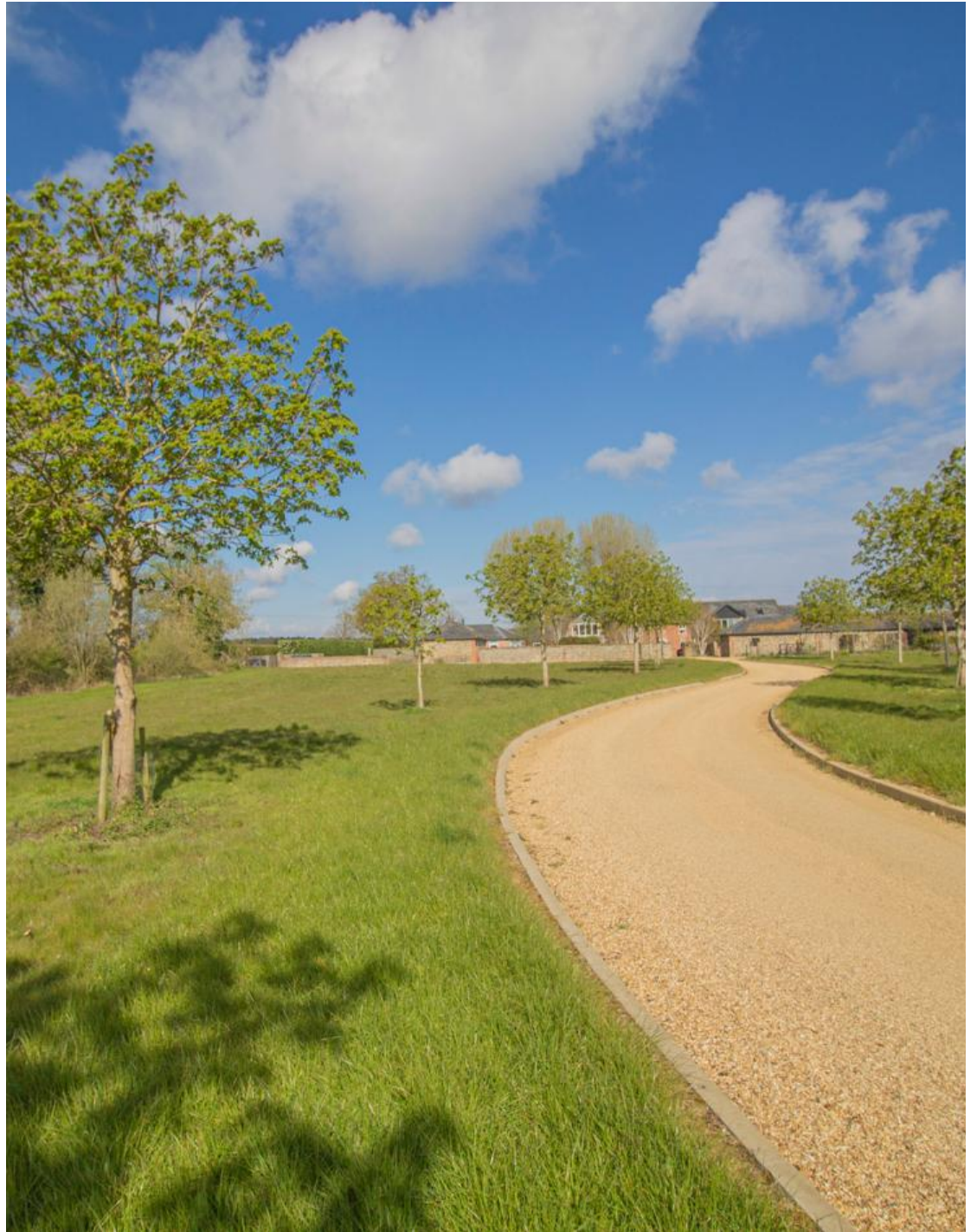




FLOORPLAN



Approximate Gross Internal Area (GIA) = 2,676 sq ft (248.6 sq m)



THE GREAT OUTDOORS

Serene grounds provide the ideal outdoor amenity with the benefit of a large expanse of lawned area.

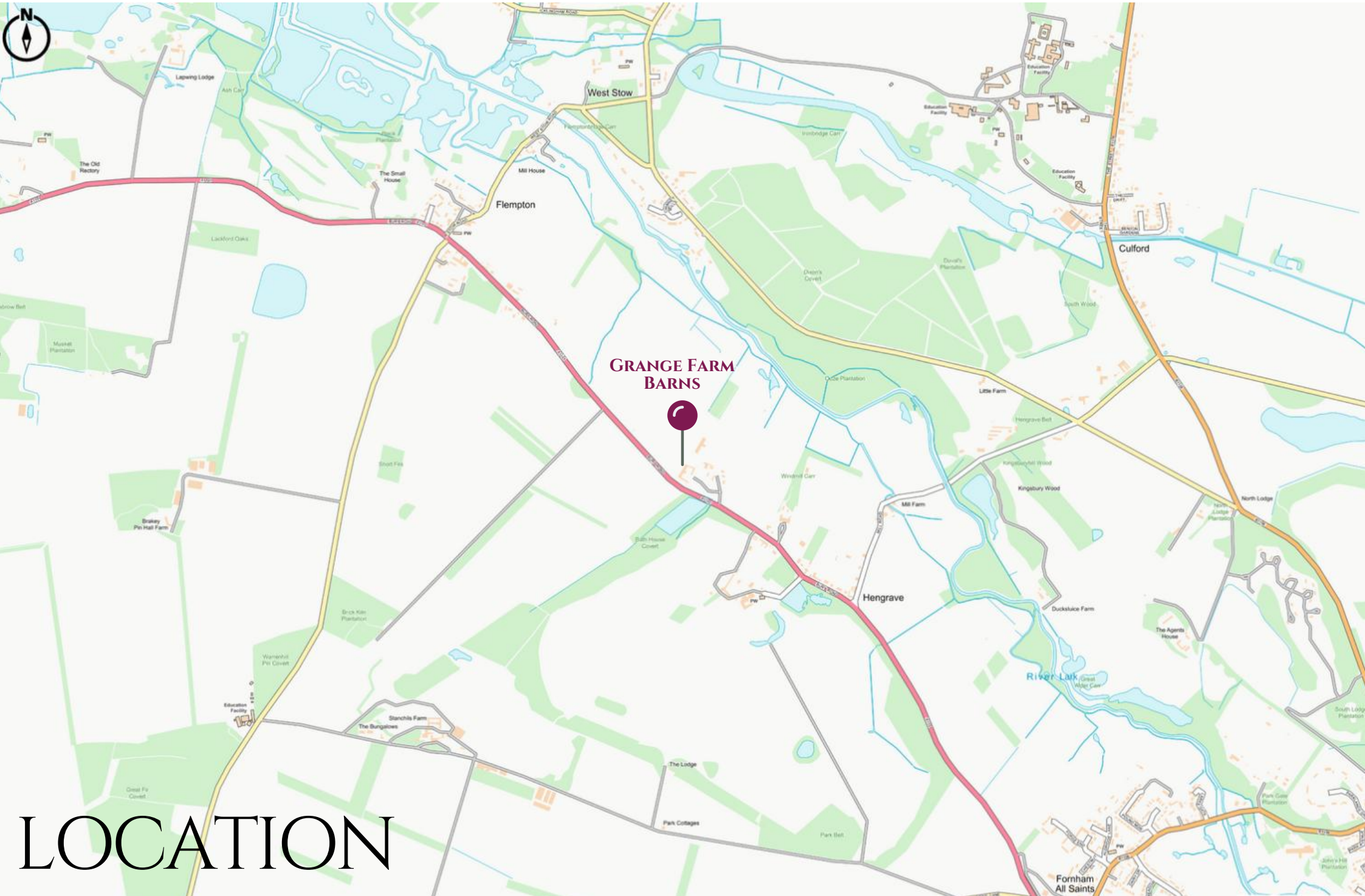
Approached along a sweeping shared driveway lined with Red Horse Chestnut trees and expanses of lawn either side, a pair of gates open into a gravelled private parking area. There is the additional asset of a cart-lodge for two vehicles and with secure storage lock-up unit. No.2 is the end the row of the first-class range of converted barns and enjoys a southerly sun terrace, fully enclosed pet-friendly landscaped garden, framed by striking mature Common Poplar tree and far-reaching neighbouring arable farmland.





The Grade II listed home displays an abundance of period details, including an impressive octagonal turreted frontage- a rare retained architectural curiosity.





LOCATION

PROVENANCE

A commemorative stone tablet (pictured below) is proudly inset on the front elevation of the converted range of barns and inscribed 'Burnt 1848 | Sir T R GAGE BART | REBUILT 1849' in acknowledgement of Sir Thomas Rokewode-Gage Bt. (8th Baronet) 1810-1866, a descendant of one of the plotters of the notorious Gunpowder Plot of 1605 whose family's seat was at neighbouring Hengrave Hall (pictured right) and who commissioned the rebuilding of the barns on the farm that would have once served the Estate. He became Sheriff of Suffolk in 1850.

A very rare example in Suffolk, given mechanisation came very late here, due to low labour rates continuing well into the 19th century, is the eye-catching polygonal, octagonal roofed engine house of Grange Farm Barns where mules would have circled providing a horse powertrain to drive threshing machinery. One explanation could be the Rokewood-Gage family's forward-facing estate management. As such it is Grade II listed denoting its architectural merit.



AGENT'S NOTES:

TENURE

The property is available For Sale by private treaty on a FREEHOLD basis with vacant possession upon completion.

GATED PARKING & CARTLODGE

In addition to gated parking there is the asset of a cart lodge with two spaces.



RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights or support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other lights rights, whether mentioned in these particulars or not.

The shared gravel driveway is the responsibility of the owners of the five barns and maintenance costs are split equally based on an adhoc 'gentleman's agreement'.

LISTED STATUS

Due to Grange Farm Barns displaying an unusual architectural and rare example of an early mechanised horse mill turret, the property merits a grade II listing status.

SERVICES

Mains water (water softener fitted), electricity, oil-fired central heating. Klargest treatment plant drainage system. It is assumed all are connected, as none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council ([01284 763 233](tel:01284763233))

Council Tax Band G - £3,641.45 per annum (01 April 2025 - 31 March 2026)



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

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*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

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**Trees planted for every
property sold or let.**

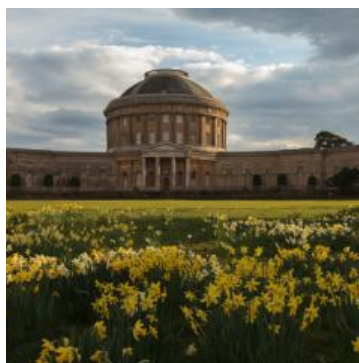


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