



CLAMP FARM BARN

CREETING ST PETER
STOWMARKET
SUFFOLK





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A standout feature of the home is the indoor pool with its separate annexe accommodation and vaulted garden room.

- James Sawyer, Director of Whatley Lane



INTRODUCTION

SUBSTANTIAL BARN CONVERSION IN WHICH TO RELAX AND ENTERTAIN WITH EXCELLENT COMMUTER CONVENIENCE (VIA STOWMARKET RAIL STATION OR THE A14 (GATEWAY 14))

Clamp Farm Barn is situated centrally in 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 kitchenette and bathroom in addition to the four bedrooms of the main house. 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 large principal bedroom. There is a cavernous kitchen/breakfast room with separate utility room.

Approached along a driveway, an extensive block paved vehicular parking area with a pair of gated brick archways lead to the front garden while a covered walkway connects the rear garden with a high degree of privacy, screened by an exceptionally tall hedgerow. Pristine landscaping with a series of terraces for al fresco dining.

The property lies on the southeast fringe of Stowmarket – only four miles north west of the fine Suffolk cathedral town of Bury St. Edmunds. The University City of Cambridge, London and beyond are reached via the A14 east-west major road link, which is easily accessible via Gateway 14 to facilitate excellent commuting ease. Reputable private (Finborough School is nearby) 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.

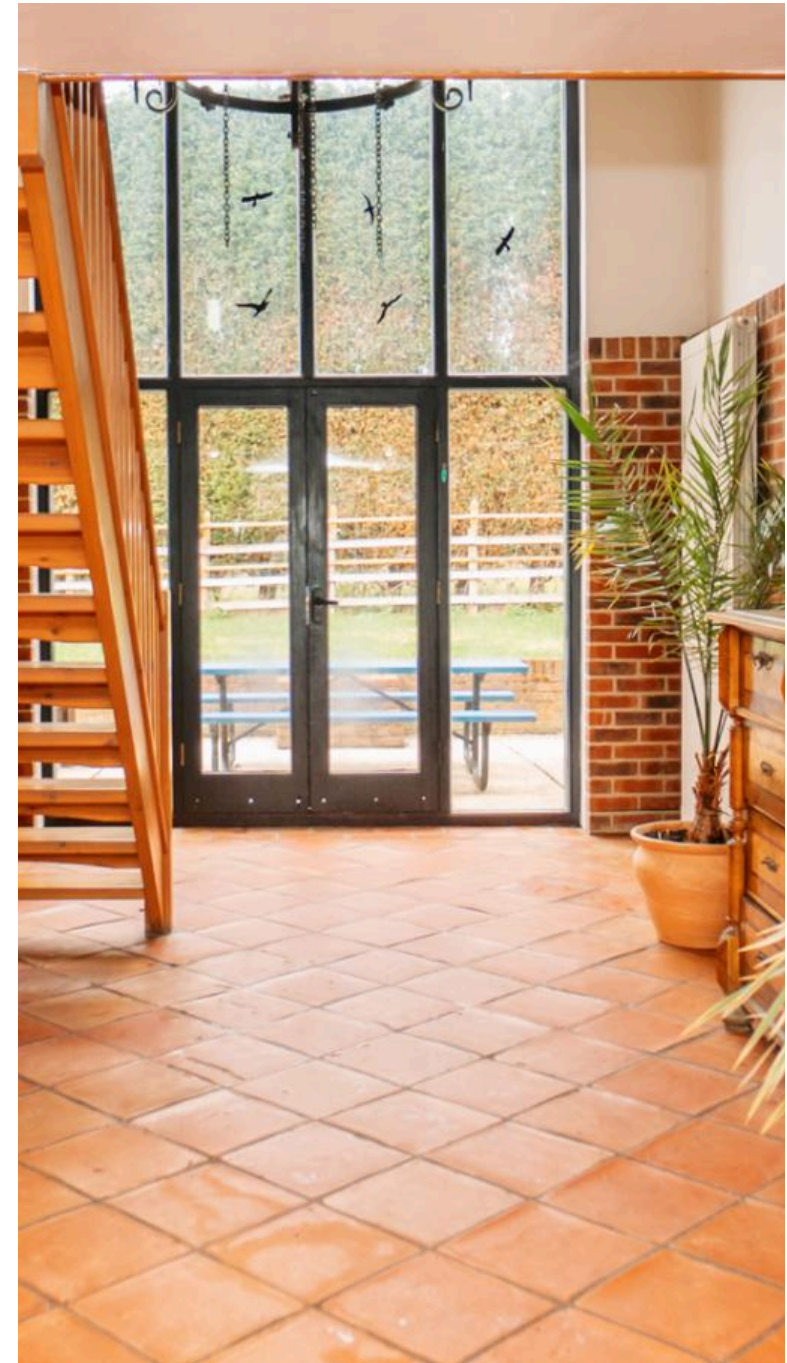


DOWNSTAIRS

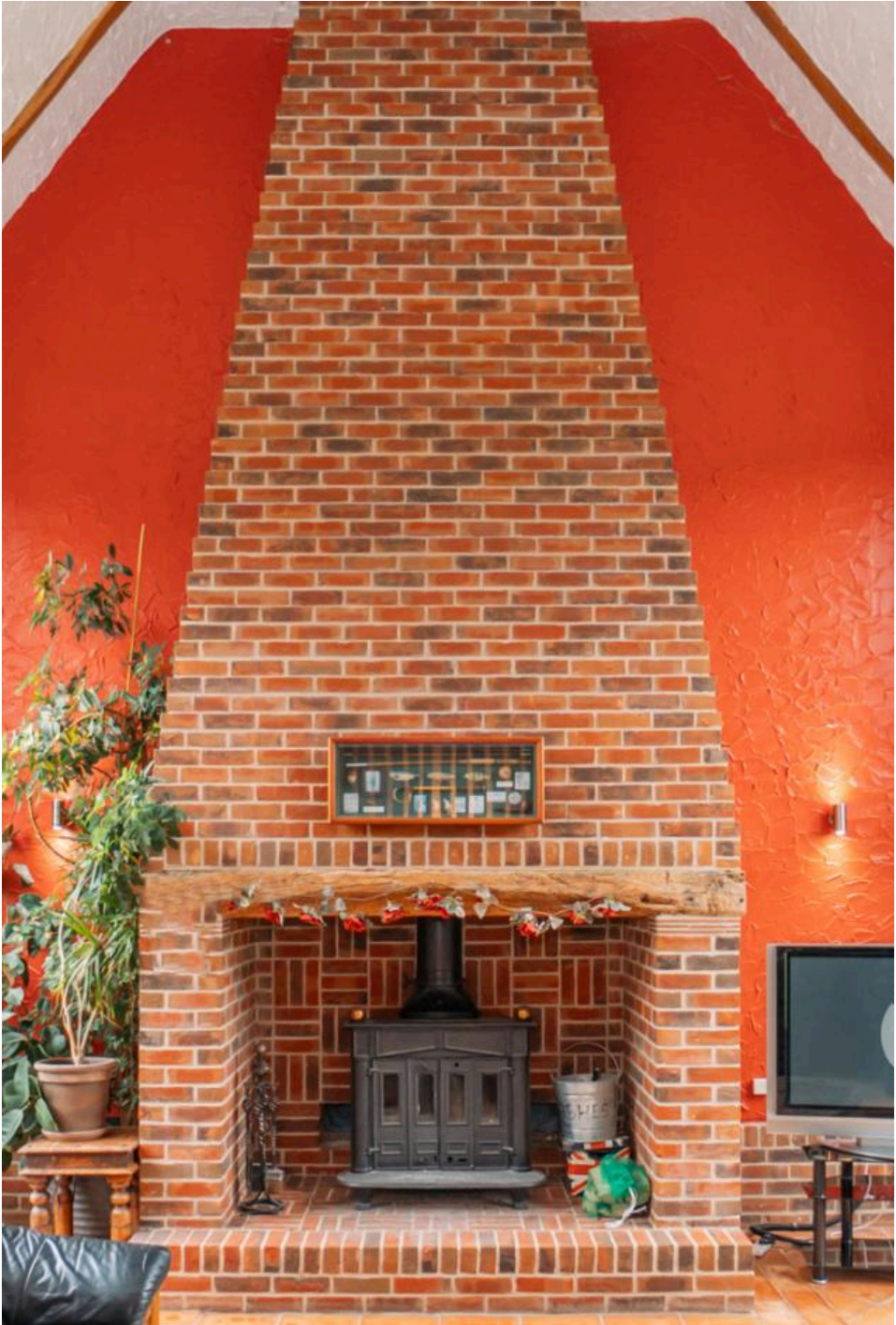
Clamp Farm Barn displays many character features exemplary of a barn conversion and its relaxed, voluminous and versatile spaces measure approximately 4,340 sq ft (403.2 sq m). The property will suit a broad range of buyers - all those seeking commuting convenience within easy reach of London Liverpool Street rail station via nearby Stowmarket.

An impressive light and spacious reception hall instantly invites with its double-height proportions and dual aspect expanse of glazing that draws in garden views either side. A tall chandelier accentuates the lofty feel. The large kitchen / breakfast room with its extensive cabinetry boasts a full range of appliances, including a *Samsung* American-style fridge/freezer. Across from the reception hall is a large utility room and cloakroom. A linkway connects a ground floor bedroom to the spectacular dual aspect vaulted living room with its statement brick chimneybreast and woodburning stove. Beneath the galleried mezzanine is a partially subdivided opening to an intimate dining space. A wealth of exposed timbers and tie beams throughout elevate the interiors.

Step outside and a covered walkway links the leisure complex with its indoor swimming and shower room to a lovely vaulted garden room, ideal for entertaining.











A stand-out feature of the home is its indoor swimming pool (28 ft by 14 ft and 5 ft in depth) complemented by a vaulted garden room, ideal for entertaining.



UPSTAIRS



Offering six bedroom living, the home is split into two accommodation wings, an oak staircase ascends the main house. The principal bedroom enjoys princely proportions and is served by an en-suite shower room. While a further two first floor bedrooms with the addition of a ground floor bedroom are served by a bathroom.

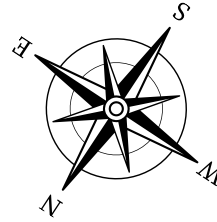
A cast iron staircase ascends the separate annexe accommodation positioned above the pool hall with its own private entrance and kitchenette. A further two bedrooms are served by an en-suite bathroom.

Many of the bedrooms are light and airy benefitting from vaulted lofty appeal and skylit.





FLOORPLAN



Approximate Gross Internal Area (GIA) = 4,340 sq ft (403.2 sq m)

THE GREAT OUTDOORS

Situated in Creeting St. Peter, nearby Stowmarket for the ultimate in commuter convenience via rail (London Liverpool Street) and road (A14 Gateway 14).

Approached along a driveway that leads to an extensive block paved vehicular parking area, a pair of gated brick archways open to the front garden. Pristine landscaping of mature shrubs and predominantly laid to lawn with a hedgerow providing a good degree of privacy. A covered walkway leads to a further garden with its expanse of lawn and exceptionally tall hedgerow giving heightened privacy. Stone pathways connect terraced areas for al fresco dining, also accessed by French doors from the pool/garden rooms.

Located between the Bury St. Edmunds Cathedral town with its twice-weekly open-market and 50 mile (80km) heritage coastline, Aldeburgh and Southwold - there is plenty on offer to keep families entertained.





AGENT'S NOTES:

TENURE

The property is available For Sale by Private Treaty with Vacant Possession upon Completion.

SERVICES

Mains water, electricity. Oil-fired central heating. Private drainage via Klargestor system. Broadband internet available.

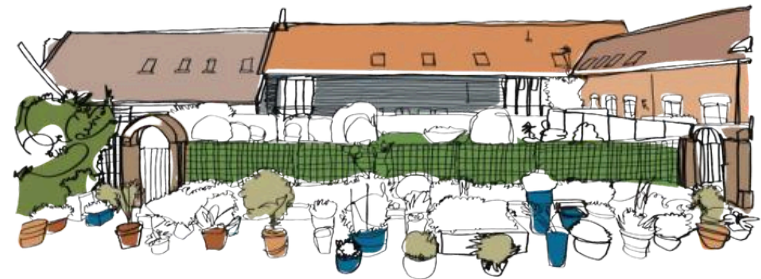


DIRECTIONS WHAT3WORDS LOCATION PINPOINT

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///superbly.commuted.warbler](https://superbly.commuted.warbler)

LOCAL AUTHORITY

Mid Suffolk District Council ([0300 123 4000](tel:03001234000))



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*business of doing
good business.*

- James Sawyer, Director of Whatley Lane

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CONTACT

+44 (0) 1284 765 256

bury@wlea.co.uk

1 Churchgate Street
Bury St. Edmunds
Suffolk
IP33 1RL

CLAMP FARM BARNS
STOWMARKET
SUFFOLK, IP14 5BP

