



The Grain Store
Fenstreet Road | Middleton | Suffolk | IP17 3NU

EXCEPTIONAL IN EVERY WAY



“A cut above your average barn, this super-stylish contemporary conversion is packed with hi-spec finishings throughout and is well set for the future, with eco features that make it incredibly economical to run. Sitting in around half an acre, there’s plenty of room to enjoy yourself, inside and out, while the location is ideal for nature walks, days at the seaside, travel to the north or south - and you have pubs, a primary school and more within easy walking distance.”



KEY FEATURES

- A Recently Converted Detached Barn situated on the Outskirts of the Village of Middleton
- Four Bedrooms- Three with En-Suites plus a Family Shower Room
- A Large Open Plan Living, Kitchen and Dining Room - Perfect for Entertaining
- Separate Utility Room and Plant Room
- Everything has Been Finished to a Very High Standard Throughout
- Air Source Heat Pump with Solar Panels & Battery Storage providing Efficient Energy Usage
- The Grounds extend to around 0.5 of an acre (stms) with Farmland Views
- Tucked Out of the way down a Quiet Lane with Off Road Parking for Numerous Vehicles
- Within a Short Drive of Westleton, Southwold & Aldeburgh
- The Accommodation extends to 2,531sq.ft
- Energy Rating: C

If you want a comfortable home that has real wow factor, you just found it! This barn conversion is sure to impress, with oodles of space, a bathroom for every bedroom, a large garden, ample parking and a highly desirable location. Newly converted, there's no work to do, but there is a lot to draw you in. With solar panels and a battery for storage, underfloor heating throughout and more, it's warm and cosy in winter, with a great connection between the inside and outside space for the summer months.

Ready And Waiting

Set on the outskirts of a popular village, with just two neighbours and open farmland beyond, you can enjoy all the delights of country life here, without the drawbacks of isolation. The owners bought the barn from the farm next door and converted it with no expense spared. It's so well insulated, and has CAT 6 cabling in the barn and wiring for outside, should you wish to add CCTV, an air source heat pump powering the underfloor heating that runs throughout the barn, plus solar panels with battery storage. All the sanitaryware is from Lusso and the floor is high quality stone tiling. The underfloor heating is zoned, with controls in every room, so you can have something different in each area. The owners have also designed the lighting with additional settings, so you can brighten up a grey day or choose soft light in the evenings. Outside, the garden has been fully fenced and is a blank canvas – lots of room for children to play out or for a keen gardener to add colour and interest and indulge their hobby.





KEY FEATURES

All-Round Impressive

As you come into the barn, you see an attractive curved wall before you, which is a lovely touch and just one of the things that demonstrates the owners' attention to detail and willingness to go above and beyond. A door ahead leads you into the open plan living, kitchen and dining space, which is enormous and very impressive, the double-height ceiling enhancing the sense of space. The stylish contemporary kitchen has a five-way Quooker tap supplying boiling, hot, cold, filtered or sparkling water, and there's also a wine fridge. The large central island is both practical and sociable – you can imagine the kids doing their homework up here while you cook dinner, or friends coming over for a lazy weekend brunch and a coffee. There's ample room for seating and dining – in fact, the owners have laid the room out with two seating areas, so you can all spread out and do your own thing. Two sets of sliding doors to the south, plus a further door, allow the light to flood the room and also offer an effortless connection to the patio when the doors are open. The barn also benefits from four double bedrooms, three of which are en-suite and the fourth having the family shower room to itself, so no need to queue when everyone's getting ready in the mornings! One of the bedrooms sits on the opposite side of the barn to the other three, which means it would be great for guests, or for teenagers who want a bit of privacy. Everyone will no doubt want to bag the stylish master suite, complete with its feature freestanding bath!

Countryside, Coast And Community

Whilst you have around half an acre to yourself here, you can also benefit from the glorious countryside that surrounds the barn. A footpath takes you into the village and it's just a six-minute walk to the popular pub. You can also walk to the village hall and to the primary school. Head in the other direction and you can walk to Westleton where you'll find another excellent pub. Darsham lies a little further afield but is also walkable and, you've guessed it, has a great pub. If you're more of a nature lover, you have Westleton Heath and RSPB Minsmere close by, as well as Dunwich. You can drive up to Southwold or down to Aldeburgh in less than half an hour, enjoying all the advantages of life by the coast whilst still being part of a welcoming and friendly year-round community.

































INFORMATION



On The Doorstep

Middleton offers a peaceful setting with local produce available from nearby farms and outlets like Middleton Farm Shop, and a traditional pub, The Bell Inn. Westleton is nearby, with more amenities including a village store and post office, The Snug Tea Room and two pubs: The Westleton Crown and The White Horse. Nearby farm shops like Emmerdale Farm Shop and Maple Farm Kelsale provide a wide range of seasonal, organic produce. Middleton is well connected to the surrounding Suffolk coast and countryside, making it ideal for those seeking a quiet, self-sufficient lifestyle with access to quality local food and community services.

How Far Is It To?

Middleton, Suffolk, is conveniently located about 35 miles from the historic city of Norwich, known for its cathedral and castle. It's just a short 10-20 minute drive to charming coastal towns like Southwold and Aldeburgh, and nearby villages such as Saxmundham and Leiston offer local amenities and rail connections. Nature lovers will appreciate being close to Dunwich's scenic coastline and the Minsmere RSPB Reserve, both within 10-15 minutes by car. Seaside towns like Lowestoft and historic sites like Framlingham Castle are also within a half-hour drive, making Middleton a well-positioned village with easy access to both cultural landmarks and natural beauty.

Directions - Please Scan QR Code Below

What Three Words Location

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... [safe.conspire.gear](#)

Services, District Council and Tenure

Air Source Heating providing Underfloor Heating, Solar Panels & Battery Storage
Mains Water, Private Drainage via Treatment Plant
Broadband Available via Starlink - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band F
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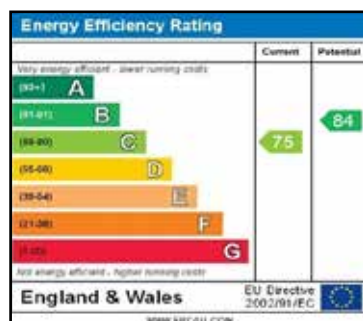
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TOTAL FLOOR AREA : 2531 sq.ft. (235.2 sq.m.) approx.

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