



Jackson & Co



Cransford, Woodbridge, IP13 9NZ

£1,100,000

With its blend of character, modern upgrades, and impressive outdoor space, Top Farm Barn offers a unique and exceptional lifestyle opportunity. Don't miss out on the chance to make this dream home yours.





# Property Features

- Magnificent converted barn
- Gardens offer field views and include a pond, vegetable garden, trees, and shrubs
- Double bay cartlodge,
- Six beautiful reception rooms
- Oil fired heating & sealed double glazing throughout
- Full of character with original features

## Full Description

### DESCRIPTION

Top Farm Barn – A Magnificent Barn Conversion Offering Exceptional Living Space

Nestled in 0.6 acres of picturesque grounds, Top Farm Barn is an exquisite barn conversion that offers over 3,700 square feet of luxurious living space. This charming property combines the character of a traditional barn with modern, high-end finishes, making it the perfect family home or peaceful retreat.

#### Key Features:

**Spacious Reception Hall:** A grand double-height entrance sets the tone for the entire home, with a sense of openness and light.

**Elegant Living Spaces:** Enjoy a large sitting room, a formal dining room, and a cozy study – perfect for both entertaining and everyday living.

**Family/Breakfast Room:** Bathe in natural light year-round, whether you're enjoying your morning coffee or hosting gatherings.

**Chef's Kitchen:** A fully-equipped, well-appointed kitchen offering ample space for meal preparation and casual dining.

**Five Generously Sized Bedrooms:** Including a luxurious master suite with a walk-in dressing room and en-suite shower room, plus a second bedroom also with its

own en-suite.

**Family Bathrooms:** Two additional stylish family bathrooms, all with sleek, modern fixtures and fittings.

**Original Charm Meets Modern Comfort:** Converted in the 1990s, Top Farm Barn preserves much of its original charm, featuring exposed beams and studwork that create an inviting, rustic atmosphere. Recent updates include fully refitted bathrooms, a new boiler, and rewiring where necessary, ensuring modern comfort with minimal upkeep. The property is equipped with underfloor heating throughout, double-glazed windows, and an efficient oil-fired central heating system.

**Outdoor Living & Grounds:** Step outside into your own private paradise. The beautifully landscaped gardens offer stunning views of the surrounding fields and include a tranquil pond, vegetable garden, and a variety of mature trees and shrubs. The courtyard is the perfect spot for alfresco dining or evening relaxation, while additional storage lean-tos provide practical solutions for garden equipment.

**Double Bay Cartlodge:** Offering ample parking, with the potential to convert into additional living space – planning permission has already been granted.

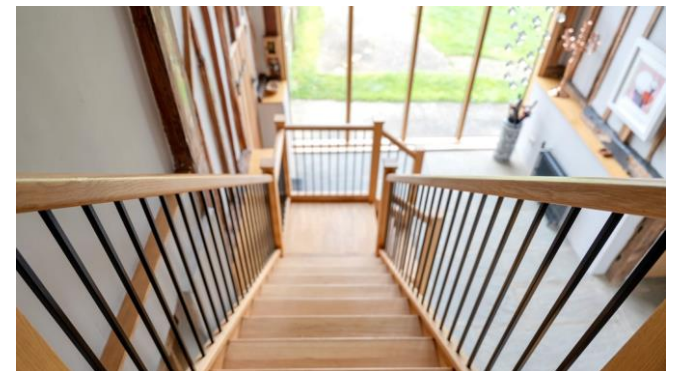
**Outbuildings:** A self-contained office with its own bathroom provides a quiet workspace or guest accommodation, ideal for remote working or creative pursuits.

**Agent's Note:** There is existing planning permission to convert the cartlodge into a dwelling, offering further opportunities to expand this already spacious property.

#### Location:

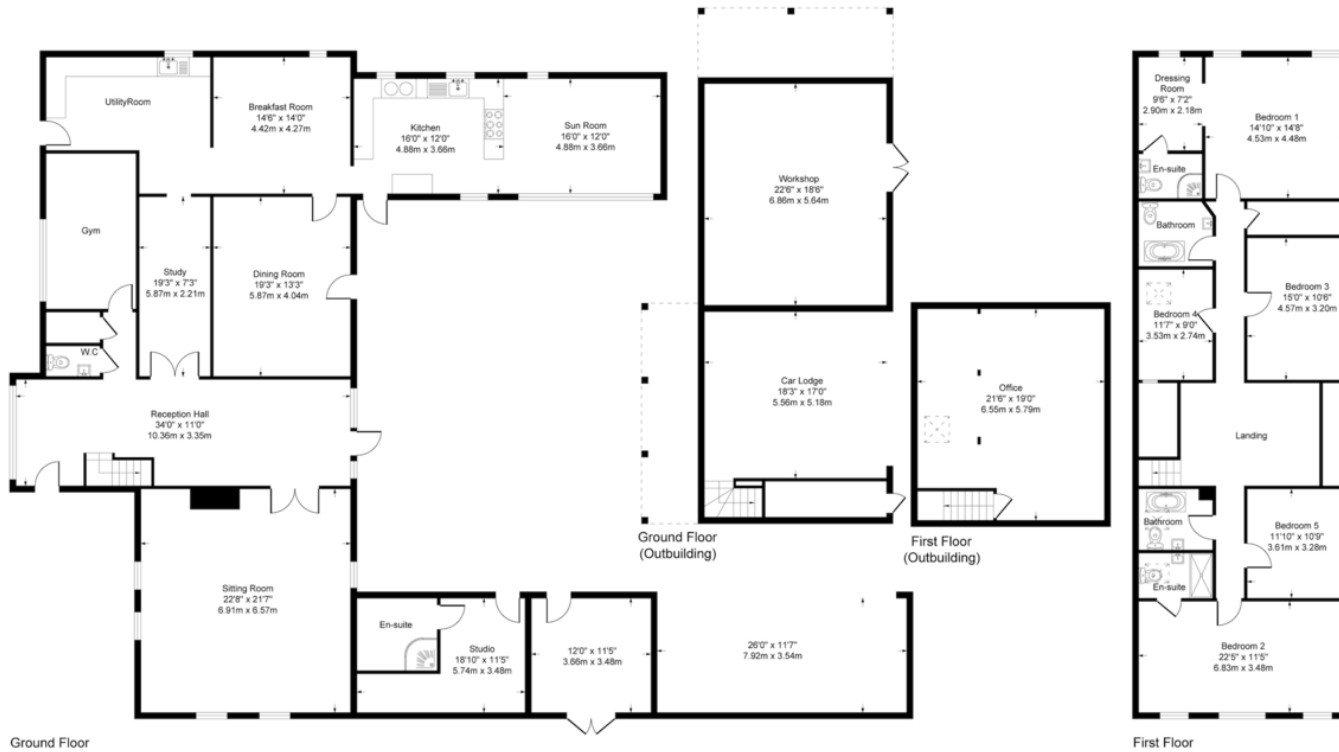
Cransford is a serene, charming village located near Framlingham, with beautiful countryside surroundings that make it an ideal place to relax and unwind. The village is renowned for its friendly, close-knit community, quaint shops, and idyllic rural setting. Enjoy peaceful walks, outdoor adventures, and easy access to nearby Framlingham, which boasts excellent amenities, schools, and transport links.







Approximate Gross Internal Area 3733 sq ft - 337 sq m  
 Outbuilding Area 1888 sq ft - 175 sq m  
 Total Area 5621 sq ft - 512 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements