



Jackson & Co



Cransford, Woodbridge, IP13 9PD

Asking Price Of £1,300,000

This thoughtfully laid out and substantial five bedroom detached barn is set on approximately 3/4 of an acre (sts) grounds, within the highly regarded village of Cransford near Framlingham.



# Property Features

- Magnificent converted barn
- Full of character with original features
- Six beautiful reception rooms
- Impressive reception hall with garden/field views
- Close to historic market town of Framlingham
- Over 3700 square feet of living space
- Double bay cartlodge, outbuildings including a self-contained office with bathroom
- Gardens offer field views and include a pond, vegetable garden, trees, and shrubs
- Set on 3/4 of an acre grounds

## FULL DESCRIPTION

Top Farm Barn is a stunning and spacious barn conversion with over 3700 square feet of living space, set on 0.6 acres of beautiful grounds. The property boasts a double height reception hall, a large sitting room, dining room, study, breakfast room, utility area, boot room, kitchen, and sun room. There are five bedrooms, including a master bedroom with en-suite dressing room and shower room, and a second bedroom with an en-suite shower room. The property also features two family bathrooms complete with modern fixtures and fittings.

The barn, converted in the 1990s, retains many original features such as exposed beams and studwork. Recent refurbishments include refitted bathrooms, a new boiler, and rewiring where needed. The property benefits from underfloor heating, double glazed windows, and an oil-fired central heating system.

Outside, there is a double bay cartlodge, outbuildings including a self-contained office and bathroom, and ample parking. The gardens offer field views and include a pond, vegetable garden, trees, and shrubs. The courtyard is ideal for alfresco dining and includes additional storage lean-tos.

## AGENTS NOTES

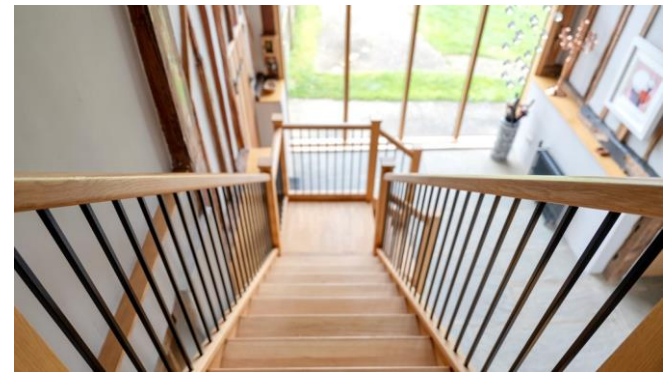
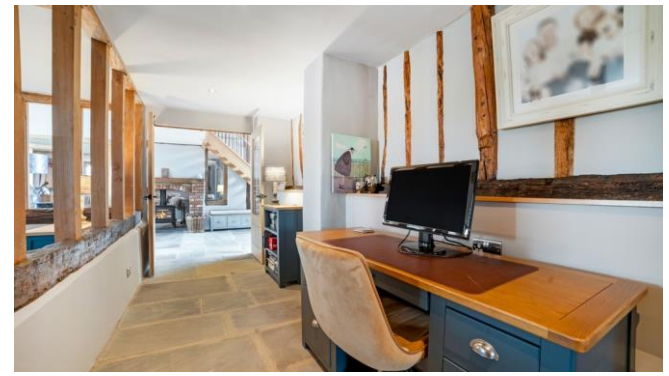
There is planning permission for a conversion of the cart lodge to a dwelling

## LOCATION

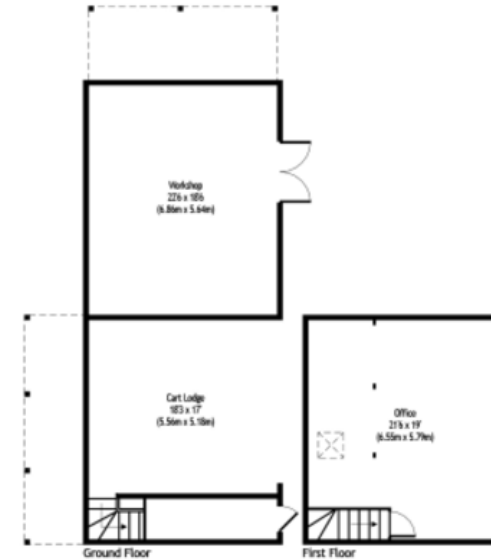
Cransford is a small, picturesque town located near Framlingham, known for its charming countryside setting, quaint shops, and friendly community. It offers a peaceful escape from the hustle and bustle of city life, with beautiful natural surroundings perfect for relaxation and outdoor activities.







Top Farm Barn, Brulsyard  
 Approx. Gross Internal Floor Area - 3733 Sq ft / 337 Sq M  
 Outbuilding - 1888 Sq ft / 175 Sq M



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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 Ransomes Euro Park  
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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 and 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