



BROWNS BARN

Boxford | Suffolk



Chapman Sticks





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A SUPERBLY CONVERTED GRADE II LISTED BARN CONVERSION COMPLETED TO AN EXCEPTIONAL STANDARD WITH FAR-REACHING VIEWS OVER UNDULATING COUNTRYSIDE

- Entrance hall • Kitchen / breakfast / dining room • Sitting room •
- Principal bedroom suite with dressing room • Three further ensuite double bedrooms •
- Cloakroom • Utility room • Double bay cart lodge garage • Workshop / store •
- Landscaped front and rear gardens with terrace •
- Off-road parking via two independent driveways • In all, 0.6 acres •

Boxford village centre - 1.7 miles | Sudbury - 5 miles | Colchester - 11 miles





The Property

Historically, Browns Barn formed part of the neighbouring Hurrell's Farm as two, single storey agricultural dwellings which date from the early 19th century. Primarily built of flint and soft red brick, the completed dwelling covers some 2,840sq.ft which includes a new addition to the north-east, linking the two conversions.

In addition, a 20-metre-long glazed front hallway was built onto the southern range, which stages the original western elevation and stable door openings, preserving much of the building's original fabric. This part of the conversion provides a utility room, cloakroom and three double bedrooms (all of which providing ensuite shower rooms of individual style and contemporary flare) that are finished to an excellent standard.

Locally made solid oak doors and flooring are an attractive theme throughout, which continuing into the open-plan kitchen / dining room which forms part of the new addition. The kitchen is fitted with broad worksurfaces of solid walnut, including a central 'island' / breakfast bar. Extensive cupboards and drawers with Corston handles also include numerous integrated Bosch and Siemens appliances, and Rangemaster cooker.

Via rear bi-fold doors, the dining area leads onto a raised rear terrace of pavestone which overlooks the main garden, with far-reaching views over rolling countryside beyond towards Edwardstone village.

The remaining reception area consists of the sitting room, which is partly defined by a central double-sided fireplace with wood burner. The end western section comprises the principal bedroom suite with additional solid oak fittings, rolltop bath, and a further ensuite shower room and an adjacent dressing room providing ample storage and hanging space. The main bedroom also leads onto the private rear terrace.

Outside

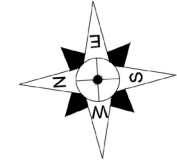
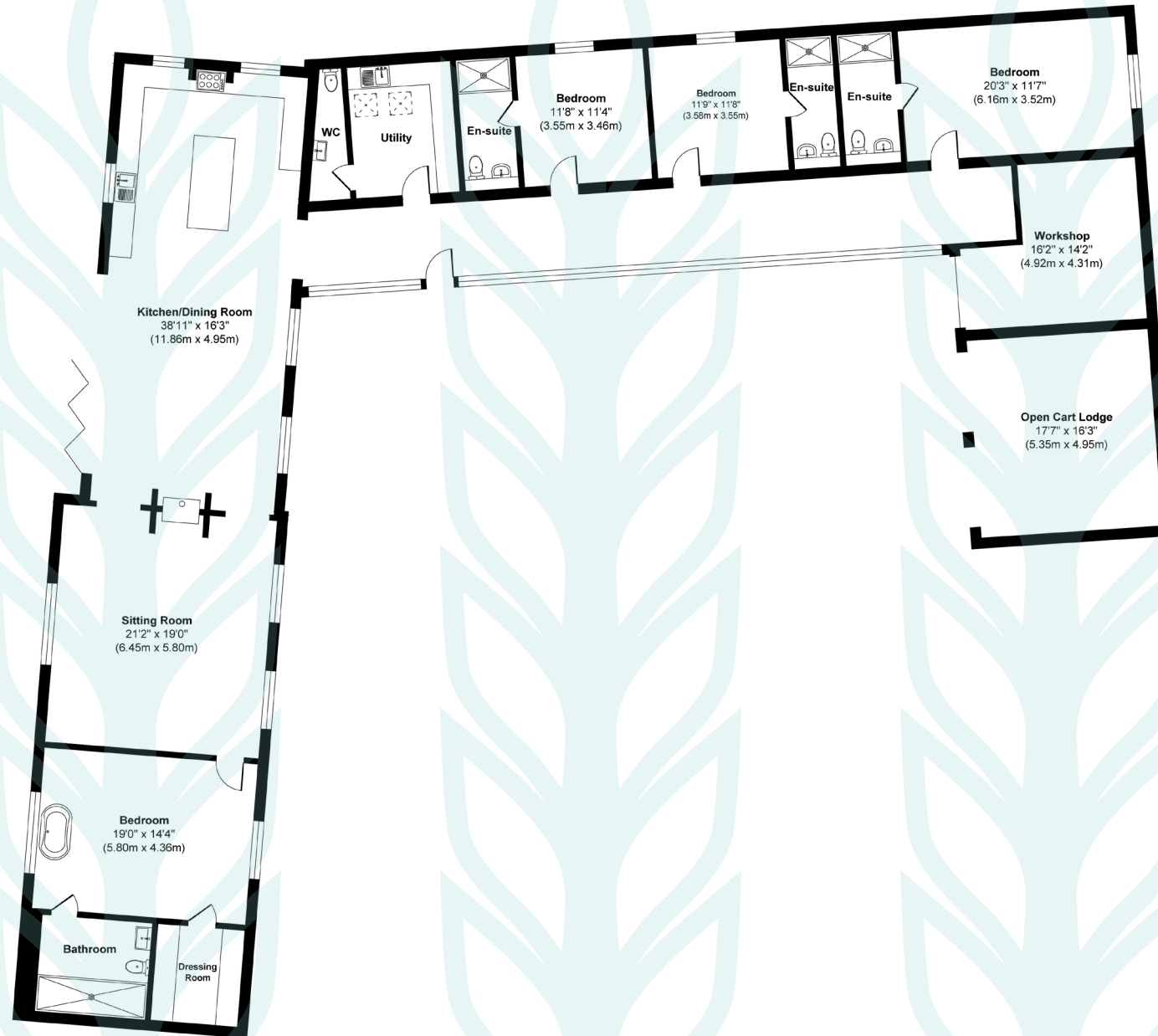
The main access is via a pair of recessed automatic electric iron gates, leading onto a shingle drive and a wide parking area which are all defined by two areas of lawn. Attached to the southern end of the barn is a double cart lodge and an adjacent workshop / store - which are also both new additions.

Further vehicular access is to the south, where a timber 5-bar gate provides additional ample parking space. Beyond is the principal garden which is laid to lawn, where the boundaries are defined by further timber post and rail fencing with open farmland set on two sides.





Browns Barn, Boxford Lane, Boxford, Suffolk, CO10 5JY



Approx. Gross Internal Floor Area 2839 sq. ft / 263.77 sq. m.
Approx. Gross Internal cart Lodge & Workshop Area 491 sq. ft / 45.60 sq. m.

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Services

Mains water and electricity are connected. Private drainage. Air source heat pump. 17 solar power panels with 7.31 kW system size and battery storage. Electric vehicle charging points.

Agent's Note

The entire contents including all furniture and the sit-on lawnmower are included in the sale.

Location

Browns Barn is roughly equidistant between Newton Green and the village of Boxford, which is about 1.5 miles to the east via the A1071. Boxford is a very popular village, offering a wide range of amenities including local shops and post office, doctor's surgery, two pubs, and primary school. The 36-hole Stoke-by-Nayland Golf and Health Club lies about 2 miles away, as well as outstanding restaurants in nearby Lavenham and Stoke-by-Nayland.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
New build - TBC

EPC Rating

Current B (81). Potential B (90).



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