



Granary Cottage Bealings Road, Martlesham
Woodbridge

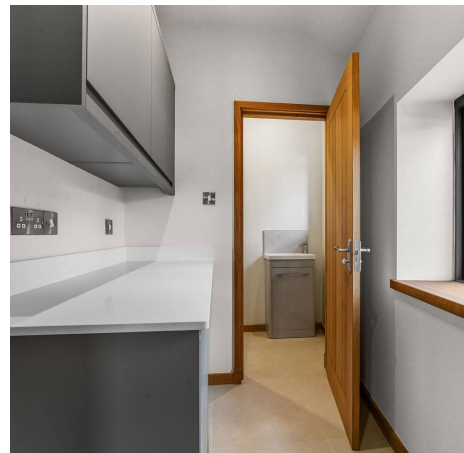
Guide Price **£435,000**



Granary Cottage Bealings Road

Martlesham, Woodbridge

Presented by Potters New Homes, This brand-new, single-storey barn-style residence offers a rare opportunity to acquire a home of exceptional quality in the highly desirable village of Martlesham, close to the riverside town of Woodbridge. Designed and built by Mexhomes, renowned for their high-specification barn conversions and barn-inspired new builds, the property combines the romance of a traditional Suffolk barn with the convenience and comfort of a modern home. Every element reflects the developer's meticulous craftsmanship, distinctive style, and commitment to quality. From the outset, the property makes a striking impression. Its architecture is an inspired interpretation of the Suffolk rural vernacular, blending handmade clay roof tiles, weatherboarding, and authentic brickwork with striking contemporary glazed sections that flood the interiors with natural light. The exterior is complemented by a raised patio terrace and walled boundary, offering both visual appeal and practical outdoor living. A spacious cart-lodge with ample parking completes the setting and provides exciting potential for a home office or studio above, subject to the necessary planning consents, catering perfectly for modern lifestyles.



- Brand-new single-storey barn-style home
- Striking open-plan kitchen, dining, and living space

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Inside, the property continues to impress. The accommodation has been thoughtfully arranged, with an emphasis on space, light, and flow. A welcoming hall leads to the heart of the home: a striking open-plan kitchen, dining, and living space designed for both entertaining and everyday living. Exposed beams, tactile finishes, and carefully selected materials create a sense of authenticity, while full-height glazing and French doors establish a seamless connection to the terrace and garden. The kitchen is fitted with contemporary cabinetry, luxurious work surfaces, and integrated appliances, complemented by a sociable breakfast bar and ample dining space. The adjoining living area is both bright and versatile, offering room to relax and unwind in a setting that is rich in character yet undeniably modern.

The property offers three bedrooms, each finished to a high standard with neutral décor and quality flooring, allowing new owners to personalise with ease. A sleek family shower room, a cloakroom, and a utility area add convenience and practicality, while the interiors throughout reflect Mexhomes' hallmark attention to detail, from the quality of the joinery to the finesse of the finishes. This is a home created not just to impress at first glance, but to endure and provide comfort for years to come.

The location is equally appealing. Positioned on a popular residential road in Martlesham, the property offers a peaceful village lifestyle with excellent amenities close at hand. Martlesham itself provides a choice of public houses, nearby supermarkets, and easy access to the A12 and A14, linking swiftly to the county town of Ipswich and beyond. Just a short distance away lies the celebrated town of Woodbridge, often described as *"the gem in Suffolk's crown."* Here, riverside walks, boutique shops, independent cafés, the historic tide mill, and the iconic Shire Hall sit alongside excellent schools, an independent cinema, and leisure facilities. A railway station connects to Ipswich, with onward services to London, Norwich, and Cambridge, while the Suffolk coast with its heritage coastline, nature reserves, and beaches is within easy reach.







Ground Floor

Approximate Gross Internal Area
Main House 1045 sq ft (97 sq m)

Garage 280 sq ft (26 sq m)

Total 1325 sq ft (123 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk





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