



Granary Barn, Bealings Road, Martlesham
Woodbridge

Guide Price **£585,000**



Granary Barn, Bealings Road

Martlesham, Woodbridge

Presented by Potters New Homes, This brand-new, two-storey barn conversion offers a rare opportunity to purchase 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 homes, the property combines the romance of a traditional Suffolk barn with the convenience and comfort of a modern build. Every detail reflects the developer's meticulous craftsmanship, distinctive style, and dedication to quality. From the outset, the property makes a striking impression. The 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 enhanced by a generous wrap-around garden, creating a setting that is both private and versatile. A spacious cart-lodge with ample parking completes the picture and provides exciting potential for a home office or studio above, subject to the necessary planning consents, catering perfectly for modern lifestyles.



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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 large hall sets the tone on entry, offering a versatile area that could easily be adapted for home working, a library space, or simply a quiet corner for books and reading. From here, the home unfolds into a welcoming sitting room, housed within the original barn, creating a cosy retreat full of character where exposed beams and authentic finishes provide a strong sense of history. The newly built extension introduces a spectacular open-plan kitchen and dining space, beautifully appointed with contemporary cabinetry, luxurious work surfaces, and integrated appliances. Bi-fold doors open directly onto the garden, creating a seamless connection between inside and out, ideal for both entertaining and everyday living. A utility room and cloakroom complete the ground floor, ensuring practicality as well as style.

The first floor has been carefully designed to provide two well-proportioned bedrooms, each finished to a high standard with neutral décor and quality flooring, alongside a sleek and modern shower room. The interiors throughout are rich in tactile materials and characterful detailing, balanced with the elegance and polish expected of a high-end new home. This is a house designed not only to impress, but also to provide long-lasting comfort.

The setting is equally appealing. Located 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 superb 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, a 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 nature reserves and beaches is within easy reach.

- Brand-new two-storey barn conversion
- Large entrance hall
- Generous cart-lodge with versatile space above

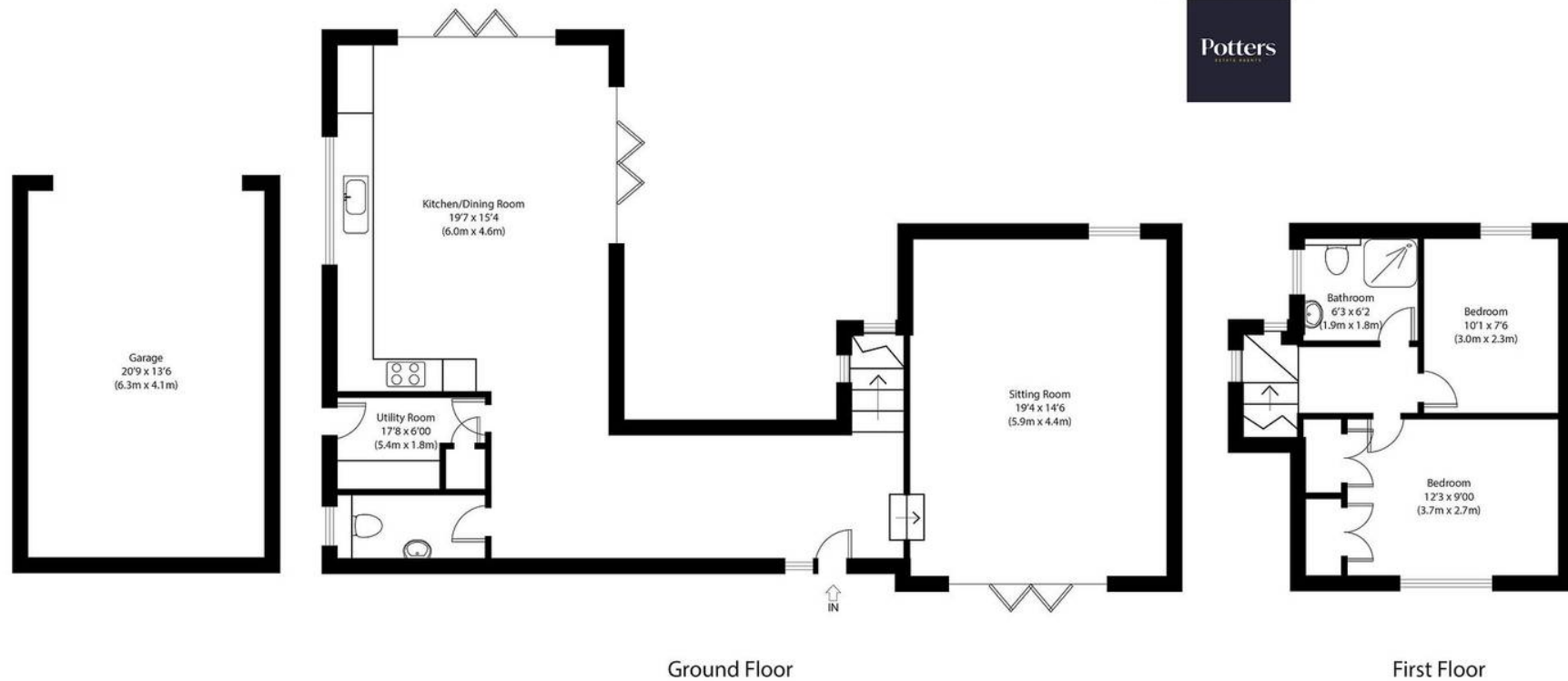






Approximate Gross Internal Area
Main House 1205 sq ft (112 sq m)
Garage 280 sq ft (26 sq m)
Total 1485 sq ft (138 sq m)

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.
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