



Creting St. Mary  
£800,000



Discover the quintessence of country living in this stunning recently converted Grade II listed Suffolk barn, perfect for both families and those seeking a luxurious holiday retreat. Nestled in the tranquil heart of a picturesque, popular village, combining historic charm with contemporary comfort, the home boasts underfloor heating throughout the ground floor, ensuring a warm and inviting atmosphere all year round.

At the heart of this unique property lies a breathtaking full height dual aspect central reception space, complete with bi-folding doors that invite the outdoors in, opening onto a south-facing rear garden that basks in sunshine throughout the day. The modern kitchen/breakfast room is a dream for culinary enthusiasts and casual dining alike, making it a perfect gathering space for families or entertaining guests.

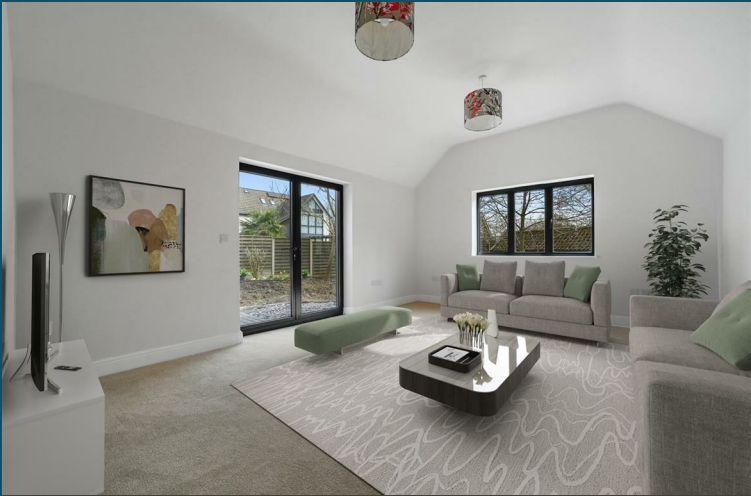
Offering four sumptuously appointed en-suite bedrooms, each member of the family is assured their own private sanctuary. The added convenience of a utility/plant room and a separate cloakroom caters to the practical needs of modern living.

For those with an eye towards expansion or customisation, there's the potential to acquire an additional outbuilding.

The property's location is as ideal as it is idyllic, with a range of amenities within easy reach. Families will appreciate the walking distance to a popular local primary school and community centre, being within the catchment area for Debenham High School whilst the charm of St. Mary's Church offers a scenic backdrop.

Nearby Needham Market provides shopping facilities, doctors, dentists and train & bus connections to further amenities available in surrounding towns, all within a comfortable drive. Commuting is made effortless with mainline rail connections to London, Norwich and Stansted Airport is conveniently located just over an hour away.

A truly exquisite home where character meets modernity.





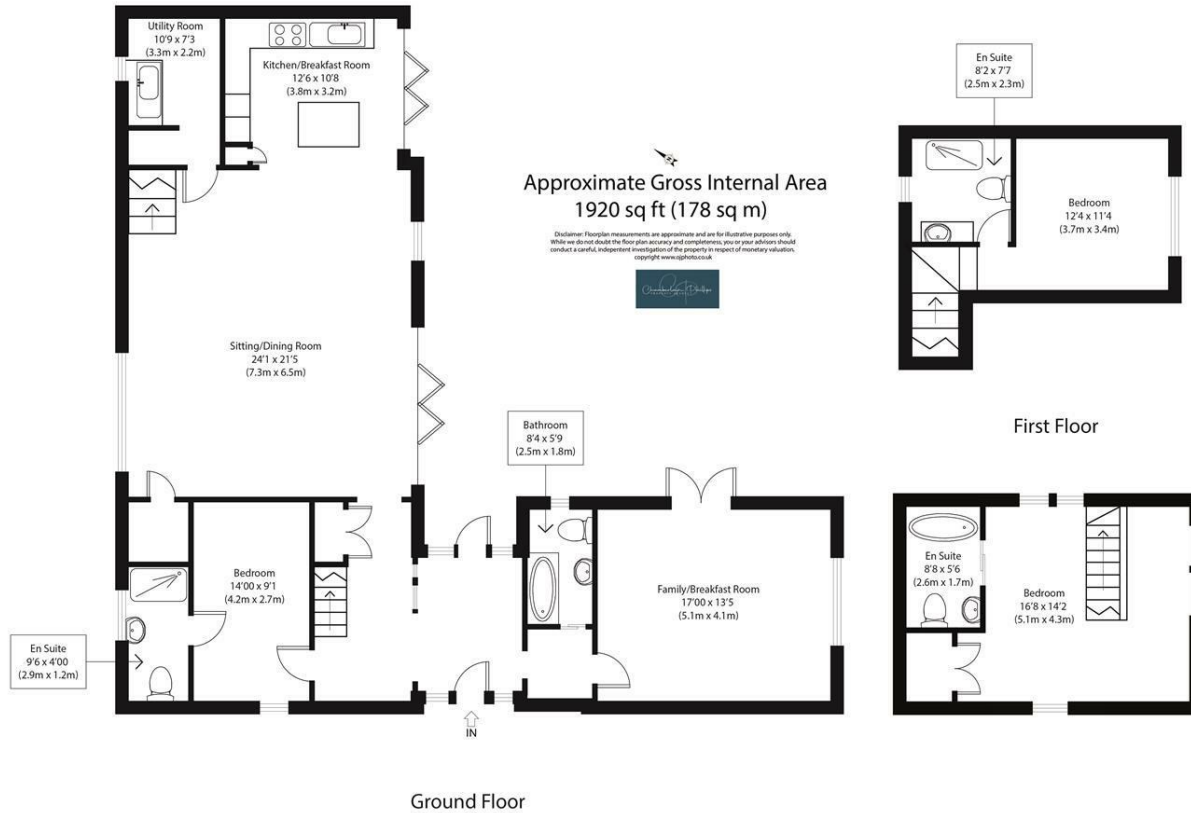
Agents Notes:  
Tenure - Freehold (Grade II Listed)  
Council tax - TBC  
Services - Electric/mains drainage/water  
Heating - Underfloor & radiators via Air  
source  
Mobile - All networks cover indoor  
Broadband - Superfast is available

Some images have been digitally staged

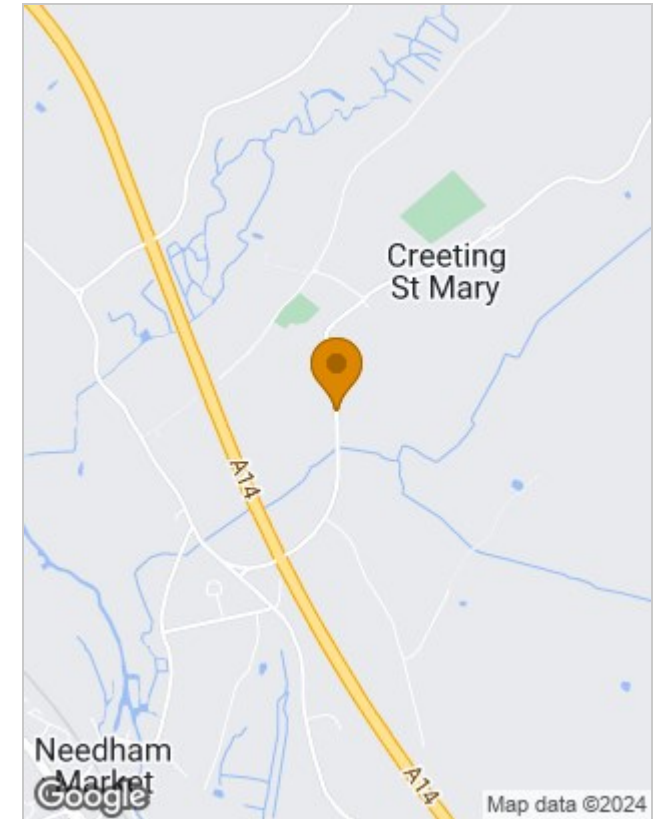




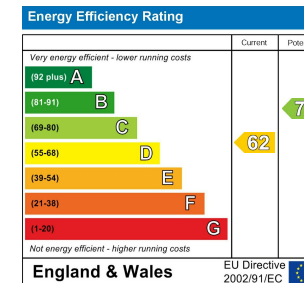
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.