



Creting St. Mary
Offers In Excess Of £700,000



- BRAND NEW BARN CONVERSION
- FULL HEIGHT CENTRAL RECEPTION SPACE
- FOUR EN-SUITE BEDROOMS
- UNDERFLOOR HEATING TO GROUND FLOOR
- QUARTER OF AN ACRE PLOT
- DETACHED GARAGE & WORKSHOP
- SOUTH FACING REAR GARDEN
- CHARMING CHURCH VIEWS
- CHAIN FREE

A unique, newly converted Grade II listed barn nestled in the heart of a sought after rural Suffolk village, with 4 en-suite bedrooms, ¼ acre garden, ample parking, outbuilding and eco-features.

Renovated to a very high standard by Suffolk builders, Roger Gladwell, the property features an air-source heat, underfloor heating to the ground floor, wool insulation and anti-asthmatic paints.

At the heart of this property lies a breathtaking full height dual aspect central reception space, complete with bi-folding doors opening on to a south-facing garden that basks in sunshine throughout the day. The modern kitchen/breakfast room, with a sleek island, makes for a perfect gathering space for families or entertaining guests. There is also a useful utility room and guest toilet.

The reception hall, with its impressive glazed roof, bathes the space in natural light ensuring a warm and inviting atmosphere throughout the home.

There are four en-suite bedrooms, though if required, the large fourth ground floor bedroom, opening through patio doors to the garden, would work equally well as a family room or home office.

Externally, the property is entered through a gated driveway offering off-road parking for a number of vehicles and benefits from a detached garage/workshop. The landscaped grounds span ¼ acre with formal patios, lawns and beds to the front and the pretty rear garden is partly laid to lawns with a greenhouse, specimen trees, flower and vegetable beds.

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 being within the catchment area for Debenham High School. There is an active community centre, 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.

It is a truly exquisite home where character meets modernity.

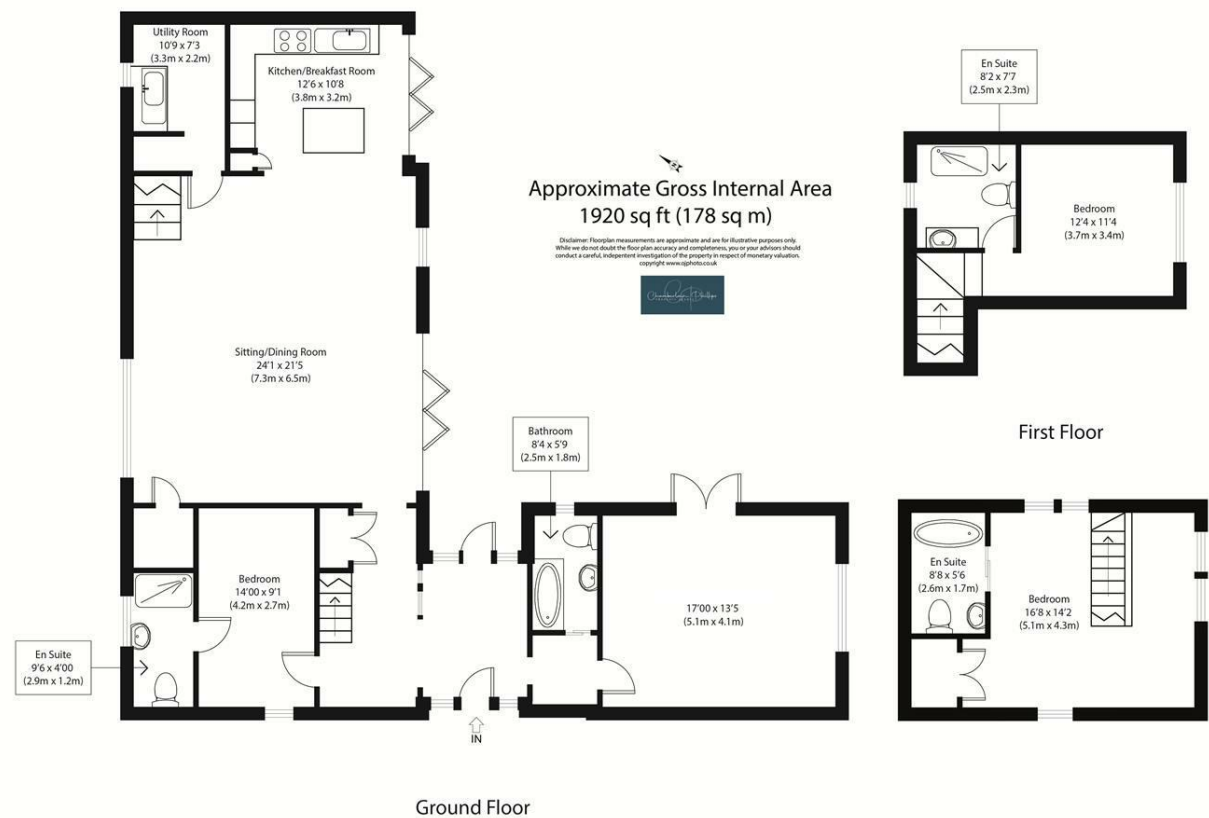
Agents Notes:
 Tenure - Freehold (Grade II Listed)
 Council tax - TBC
 Services - Electric/mains drainage/water
 Heating - Underfloor & radiators via Air source
 Mobile - All networks cover indoor
 Broadband - Superfast is available

Some images have been digitally staged

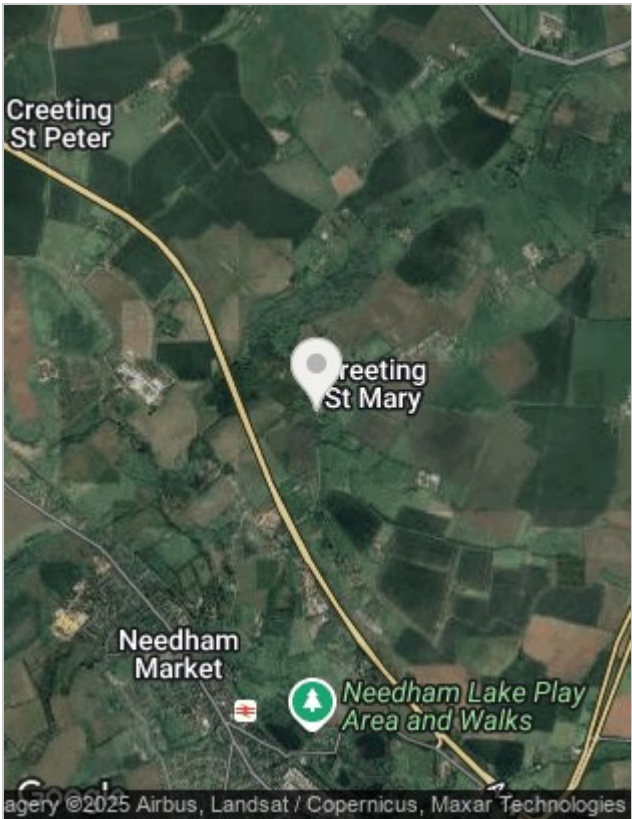




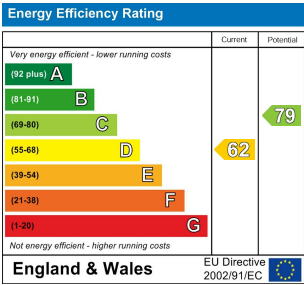
Floor Plans



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.