



Creting St. Mary
£800,000



- 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

Welcome to a quintessential blend of luxury and tranquillity, presented in the form of a magnificent newly converted Grade II listed barn nestled in the heart of an idyllic village, offering an exclusive retreat for families, those seeking a serene holiday home, or discerning downsizers.

This exquisite residence boasts a breathtaking full-height reception area with dual aspect views and bi-folding doors that lead onto a splendid patio, complemented by a sun-soaked south-facing garden, perfect for al fresco entertainment or peaceful contemplation. Four opulent en-suite bedrooms provide ample accommodation, each promising a private haven of comfort.

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 with a sleek island is a dream for culinary enthusiasts and casual dining alike, making it a perfect gathering space for families or entertaining guests.

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

Externally, the property benefits from a detached garage/workshop and a generous driveway offering off-road parking for multiple vehicles. The landscaped grounds span a generous 1/4 acre, thoughtfully divided into formal areas with a patio and additional spaces laid partly to lawn with a greenhouse and beautifully crafted 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 community centre, being within the catchment area for Debenham High School whilst the charm of St. Mary's Church offers a scenic backdrop.





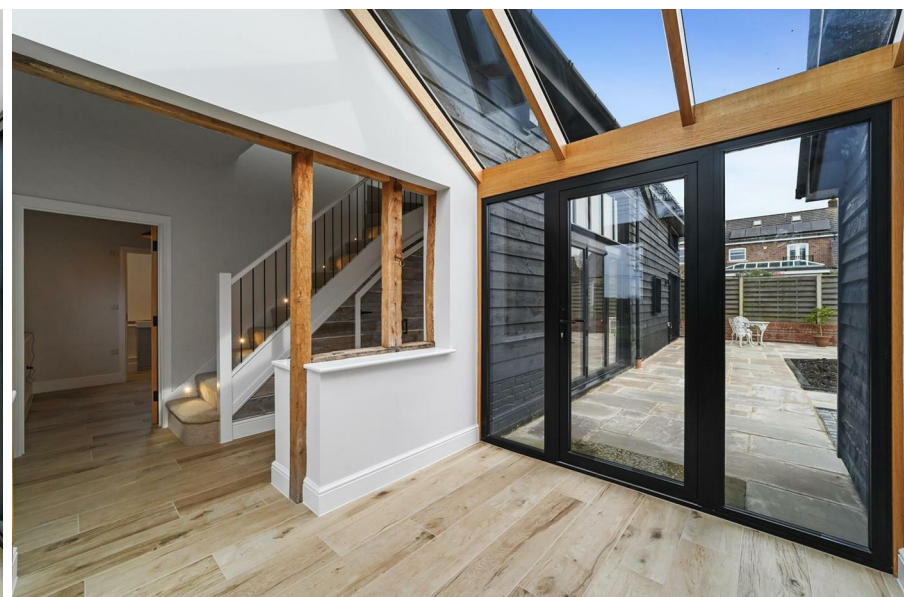
Nearby Needham Market provides shopping facilities, doctors, dentists and train & bus connections to further amenities available in surrounding towns, all within a comfortable drive. Commuting is made effortless with mainline rail connections to London, Norwich and Stansted Airport is conveniently located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

It is a truly exquisite home where character meets modernity.

Agents Notes:

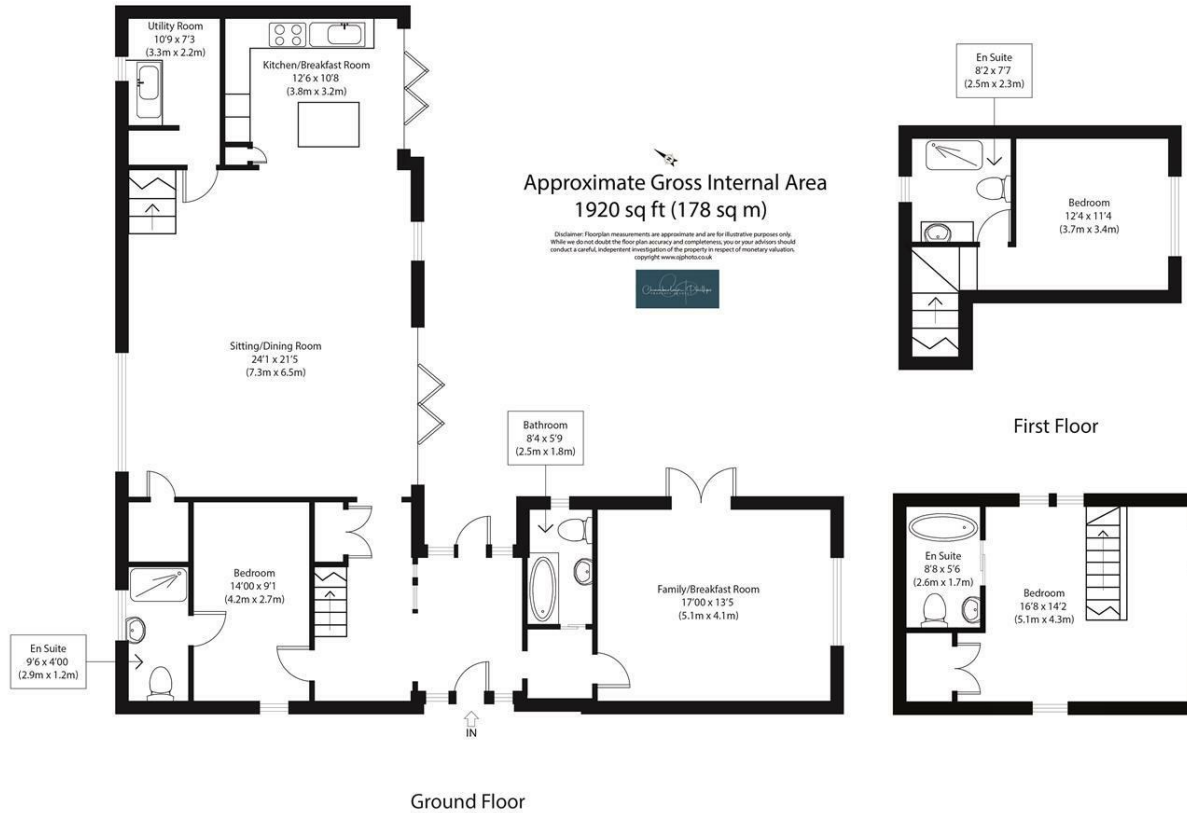
- Tenure - Freehold (Grade II Listed)
- Council tax - TBC
- Services - Electric/mains drainage/water
- Heating - Underfloor & radiators via Air source
- Mobile - All networks cover indoor
- Broadband - Superfast is available

Some images have been digitally staged

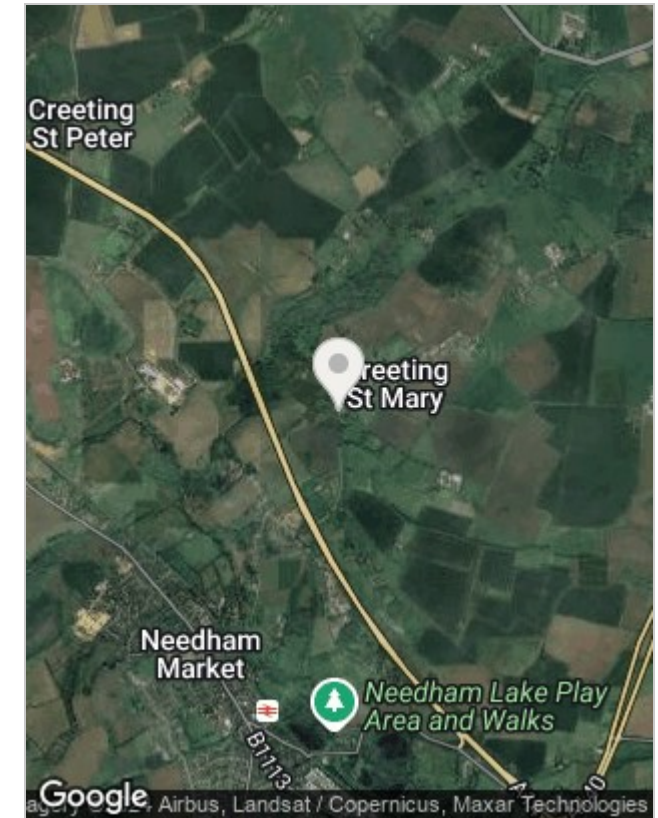




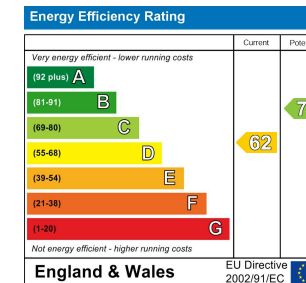
Floor Plans



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.