



First Floor
 Approximate Floor Area
 715 sq. ft.
 (66.4 sq. m.)



Ground Floor
 Approximate Floor Area
 1,628 sq. ft.
 (151.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Strawberry Hall Strawberries Lane, Willisham, Ipswich, IP8 4SJ

£525,000

PERFECT DEVELOPMENT OPPORTUNITY - An opportunity to build your own QUINTESSENTIAL barn conversion - Planning has been granted under Class Q by Mid Suffolk planning ref DC/22/04073. Submitted drawings show a stunning 5 bedroom residence benefitting from 2,350 sq ft of accommodation and generous gardens.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Large Barn For Conversion, Strawberry Hall Strawberries Lane, Willisham, Ipswich IP8 4SI

WILLISHAM:

Willisham is a small village in the suburbs of the county town of Ipswich, Suffolk. The small parish village has been present since the 11th century and was included in the Domesday Book. During the 18th century the village was once home to wheat and barley farmers. During the year 2000 the village had 9 new houses built down Tye. The village post office was renovated into a house 8 years ago. The 2011 census recorded a population of 362 people. Willisham is within easy reach of Ipswich, the county town of Suffolk which has a wide range of shopping, recreational and leisure facilities. There are a large number of educational establishments within the town, both in the private and state sectors. There is also easy access to both the A14 and A12 trunk roads giving easy access to London and the major motorway network beyond. The commuter can benefit from regular InterCity services from Ipswich to London's Liverpool Street with the journey taking approximately 65 minutes.

THE PROPERTY:

With front door leading to...

ENTRANCE HALL:

With stairs to first floor, built in cupboard, doors leading to...

KITCHEN/LIVING ROOM: 28'2" x 18' (8.59m x 5.49m)

With bi-fold door side side aspect, double glazed windows to rear and side aspects, doors leading to pantry and boot room, doors leading to...

SNUG: 9'2" x 4'10" (2.79m x 1.47m)

UTILITY:

PANTRY:

BOOT ROOM:

With door to outside.

STUDY: 12'8" x 10'8" (3.86m x 3.25m)

With double glazed windows to rear aspect.

BEDROOM 4: 14'9" x 11'7" (4.50m x 3.53m)

With double glazed windows to front aspect, built in wardrobe, built in wardrobe.

EN-SUITE:

With suite comprising shower cubicle, W.C, wash hand basin.

BEDROOM 5: 16'3" x 9'11" (4.95m x 3.02m)

With double glazed window to rear aspect, built in wardrobe.

BATHROOM:

With suite comprising bath, W.C and wash hand basin.

FIRST FLOOR

LANDING:

With doors leading to...

BEDROOM 1: 17'10" x 9'11" (5.44m x 3.02m)

With double glazed window to rear aspect, door to balcony, door leading to...

EN-SUITE:

With fitted suite comprising shower cubicle, W.C, wash hand basin.

BEDROOM 2: 10'8" x 8'3" (3.25m x 2.51m)

With double glazed window to rear aspect, double glazed door to balcony.

BEDROOM 3: 10'11" x 6' (3.33m x 1.83m)

With double glazed window to rear aspect, double glazed door to balcony.

BATHROOM:

With suite comprising bath, low level W.C, wash hand basin.

VOID OVER LIVING AREA: 28'2" x 10' (8.59m x 3.05m)

With double glazed windows to side aspect.

OUTSIDE:

Generous grounds.

USEFUL INFORMATION:

It is understand that mains electricity, water and drainage are connected to the main residence - Potential buyers would need to make their own investigations into connections and costs.

FURTHER INFORMATION:

The owner also has further planning granted for a further barn conversion and conversion of 3 cottages to one dwelling, please contact the office for more information.

AGENTS NOTE:

The land sold as garden will be on an agricultural title.

