

oakheart

£550,000

Price Guide  
Stoke By Clare, Sudbury

**\*£550,000 - £600,000\*** This remarkable Grade II listed barn, dating back to 1470, is a home of historic charm and character set on just over half an acre of beautifully maintained grounds. Blending period features with modern comfort, it features a bespoke kitchen, private driveway, spacious garage, and meticulously landscaped gardens. Nestled on the edge of a village and surrounded by scenic countryside, this property offers a tranquil retreat with convenient access to nearby amenities.

Entering through a grand hall with wood floors, the home flows into a spacious sitting room with exposed beams, high ceilings, and a

striking red-brick fireplace fitted with a wood burner. Large windows offer garden views, and the space opens to a well-kept conservatory with French doors that lead directly to the garden. The bespoke kitchen is equipped with custom-made cabinetry, granite countertops, and integrated appliances, including a Miele double oven and Bosch electric hob and French doors open to the dining room with feature beams and garden views. A separate utility room provides ample space for laundry needs, and a cloakroom is conveniently located nearby. Upstairs, the first-floor landing leads to four bedrooms, each with unique character. The principal suite is exceptionally spacious, featuring exposed beams and lovely views

over the surrounding countryside. The second bedroom, also generously sized, has built-in storage and overlooks the garden, while the third bedroom exudes charm with beams and views of the front grounds. A single fourth bedroom, versatile enough to be an office, has garden views and additional built-in storage. The family bathroom includes a bath, bidet, and integrated storage.

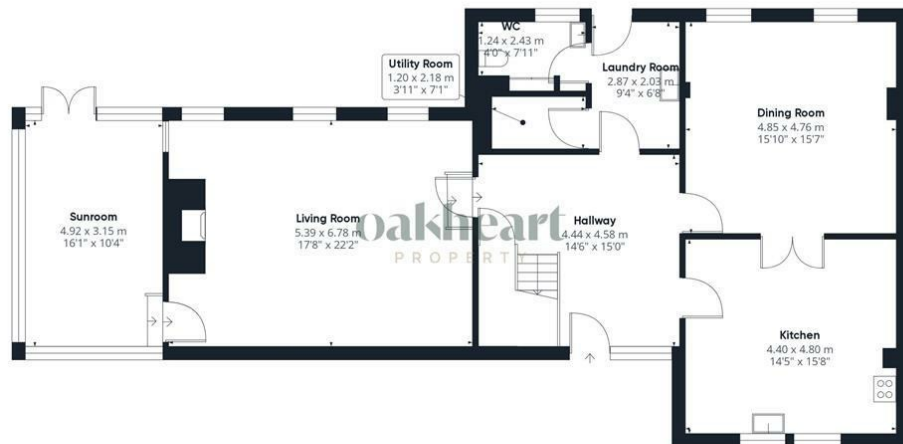
Outside, the property features both a shared and a private driveway, leading to a double garage and ample gravel parking. The rear garden is a true highlight, thoughtfully designed with multiple terraces, a dining area, a pergola, and a pond enclosed by mature shrubs and trees



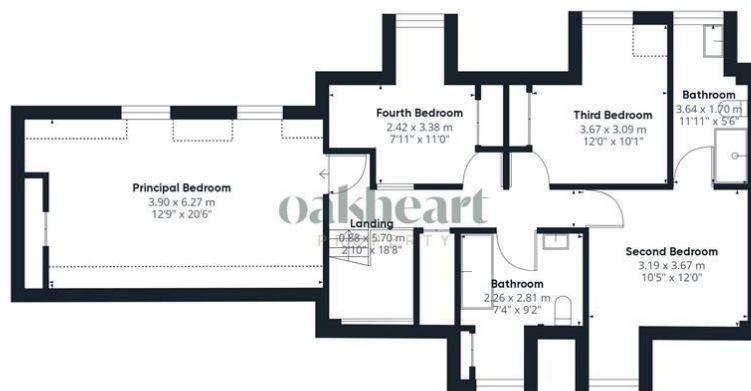








Ground Floor



Floor 1

**oakheart**

Approximate total area<sup>®</sup>

209.91 m<sup>2</sup>

2259.46 ft<sup>2</sup>

Reduced headroom

5.36 m<sup>2</sup>

57.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury  
01787 322 322  
sudbury@oakheartproperty.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

**oakheart**