



Willow Barn, Laxfield, Suffolk



A completely refurbished three-bedroom barn conversion with generous accommodation is now available on the edge of the charming village of Laxfield. This property features parking, EV Charger and a large garden.

LOCATION - The property is positioned on the edge of the much admired village of Laxfield which is situated just 7 miles north of the historic market town of Framlingham and is one of the most popular villages in the area with its two public houses, a reputable primary school and pre-school, a Co-op village shop, museum and hardware store/garage. There is also a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs. The historic market town of Framlingham offers an excellent range of shopping and recreational facilities as well as good schools in both the state and private sectors. The Heritage Coast lies about 15 miles to the east, with Ipswich and Norwich both within about 25 miles. Diss mainline station with direct rail services to London Liverpool Street station is within about 14 miles. Conservation Area.

- Original Features
- Garage
- EV Charging
- Quiet Rural Location
- Large Rear Garden with Pond
- Large Parking Area
- Two Bathrooms
- Three Double Bedrooms
- Fully Restored Barn Conversion



WILLOW BARN - INTERIOR The barn has undergone a full programme of restoration over the past 7 years. The part glazed double entrance doors welcome you into the property with exposed beams and restored cast iron radiators. Ahead is the sunny Sitting room with a wood burner set into a large brick fireplace, engineered oak flooring and wooden framed sliding French doors leading onto the garden. The sitting room has exposed oak beams creating a separate dining area with window overlooking the rear garden. Through the sitting room is the kitchen with exposed beams and original brickwork alongside modern cabinetry, solid wood and granite worktops. There are integrated NEFF appliances and a lovely stone floor, windows overlook the front garden with a stable door leading outside to the driveway. Doors also lead from the entrance hall to the third bedroom with window overlooking the garden and the family bathroom. The bathroom has a deep, freestanding bath, WC and hand basin.

Stairs lead up to the Main bedroom with dual aspect Velux windows and beam work. Next to this is a shower room with large walk-in shower, WC and basin and a further double bedroom with Velux window to the rear. Set into the eaves is the brand new electric hot water system.

There is a separate garage with power connected.

The property benefits from oil fired central heating with cast iron radiators to most rooms. The barn has had a full programme of updated insulation to walls and roof, brand new wooden framed double-glazed windows throughout.



WILLOW BARN - EXTERIOR To the front of the property is a large parking area with wooden gates. There is also parking to the side for a further vehicle and wall mounted EV Charger. The rear garden is mostly laid to lawn with a large patio area extending from the sitting room. To the centre of the garden is a large pond. To the left of the property is a shed and wood stores.

TENURE The property is freehold and vacant possession will be given upon completion.

SERVICES Oil fired central heating, electric hot water system, modern private drainage system and mains water and electricity.

LOCAL AUTHORITY Mid Suffolk District Council

Tax Band: D

EPC: D

Postcode: IP13 8EH

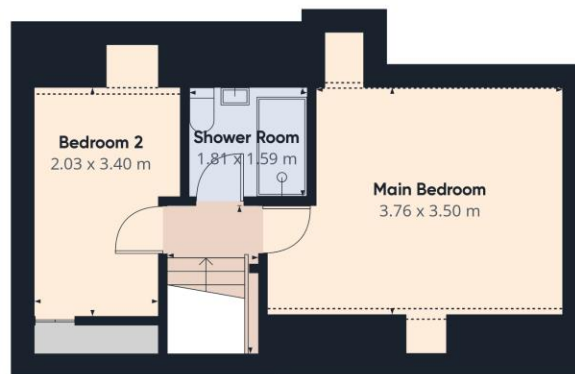
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FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Approximate total area⁽¹⁾
108.52 m²

Reduced headroom
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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