



Sancroft Barn, Laxfield, Suffolk



An outstanding four bedroom detached barn conversion with field views surrounding. Standing in a plot of 1.5 acres (sts). Well appointed and free flowing living space, stunning vaulted kitchen and landscaped gardens, separate meadow/paddock.

LOCATION - Sancroft Barn is set in a rural location 2 miles outside the village of Laxfield and just 6 miles from Framlingham. Laxfield 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.

- **Considerately Converted Barn**
- **4 Bedrooms**
- **Original Features**
- **Stunning Double Height Kitchen**
- **Family room with double Bi-Fold Doors**
- **Large Plot – 1.5 acres (sts)**
- **Additional Paddock**
- **Air Source Heat Pump & Underfloor Heating**
- **Large Outdoor Entertaining Space**
- **Open Plan Layout**



SANCROFT BARN - INTERIOR The barn has undergone a full programme of restoration and is now a beautiful family home with high quality finishes and fantastic living spaces. An oak front door leads you into the heart of the barn with immediate views through to the garden beyond. The impressive double height kitchen has a vaulted ceiling, stone floors and exposed beams. The kitchen has an extensive range of bespoke fitted units and a large central island beneath "granite" worktops. There is an oil fired AGA complemented by a Butlers sink and secondary prep sink, an induction hob, under counter oven, built in microwave, integrated dishwasher and space for an American style fridge/freezer. The kitchen opens onto the open plan dining area offering a view of the restored original milling equipment. The kitchen leads through to the sunny Family room which has a more contemporary feel with bespoke lighting. This exceptionally bright, sunny room has bi-fold doors to two aspects which lead straight onto the large patio. To the front of the house is a useful utility/laundry room with space and plumbing for a washing machine and butlers sink. To the right is the second bedroom with windows to the front and side and to the left is the fourth bedroom. Off the entrance hall there is also a stylish shower room. A further door leads from the central area through to the second bedroom. This is a large room with exceptionally deep fitted wardrobes to one wall and windows overlooking the side and rear garden. It leads through to a stunning en-suite bathroom with freestanding bath, generous shower cubicle, sink and wc. An oak staircase leads up to the impressive galleried living room with vaulted ceilinged and huge proportions. Over 10m long this stunning space offers complete flexibility to any potential owner and is currently separated into a cosy snug and a large games room. It has fully restored beamwork and windows to the far wall with field views and a glass balcony overlooking the kitchen.



A curved wall leads through to the principle bedroom suite, with fitted storage and high vaulted ceilings and full height feature window affording tranquil views across the garden and countryside beyond. Oak framed doors lead onto a glazed balcony, ideal for a morning coffee with a view. There is also a luxurious en-suite shower room with contemporary fittings.

SANCROFT BARN - EXTERIOR A five bar gate and gravel drive lead you to the front of the property. There is parking for numerous cars as well a shady wooded area screening the property from the road. Beyond the barn is a double car port and separate timber store.

Beyond the patio is a large area mainly laide to lawn with hedged boundaries.

A wooden gate at the far boundary leads through to a large meadow (0.8 acres sts) which also has its own separate access via a driveway adjacent to the garden on the right hand side leading from the road directly into the paddock. The paddock has water and electricity connections.

There is the option to purchase more land surrounding the barn should this be of interest.

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

SERVICES Air source heat pump, underfloor heating to the ground floor, modern private drainage system and mains water and electricity.

LOCAL AUTHORITY Mid Suffolk District Council

Tax Band: D

EPC: C

Postcode: IP13 8EQ

What3Words: //////////////reporters.hurry.scorecard

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.







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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