



Oak Hill Barn Oak Hill Farm, Earl Soham Woodbridge IP13 7SL

welcome to

Oak Hill Barn Oak Hill Farm, Earl Soham Woodbridge

A cleverly designed Suffolk Barn conversion with flexible accommodation throughout making this property perfect for a range of situations. Found on the outskirts of the desirable village of Earl Soham. We highly recommend a viewing to appreciate the full offerings.

Location

Situated between the desirable villages of Earl Soham and Saxtead (the popular Saxtead Windmill is able to be seen from the property), with easy access to the A1120 leading to wonderful coastal locations such as Southwold and Walberswick along with towns such as Stowmarket, Debenham and Diss.

Accommodation Entrance Hall

An impressive entrance hall, with windows ceiling to floor creating large amounts of light. Stairs to first floor, with oak and glass banister. Karndean flooring.

Cloakroom

Two piece suite comprising of low level WC and vanity wash hand basin. Tiled walls. Double glazed window to front aspect.

Kitchen, Diner

34' 7" max x 41' 7" max (10.54m max x 12.67m max) Fully fitted kitchen with matching base and eye level units with adjoining wooden worktop and inset lighting. Twin ceramic sink with mixer tap over. Two double electric integral ovens. Integral induction hob with extractor hood over. Integral dishwasher. Large walk in pantry. Large island with breakfast bar. Double glazed window to rear aspect. Space for a large dining room table and chairs.

Utility Room

10' 1" x 8' 5" (3.07m x 2.57m) Matching base and eye level units with adjoining wooden worktop. Space for washing machine and tumble dryer. Integral fridge/freezer. Extractor fan. Double glazed patio doors to front aspect and double glazed door to side aspect.

Reception Area

42' 6" x 12' (12.95m x 3.66m) Situated off the back of the kitchen/diner and living room, this large entertaining space could be utilised in multiple ways. With two sets of bi-fold doors onto the rear garden, and two large sky lights above.

Living Room

22' 3" x 18' 5" (6.78m x 5.61m) Karndean flooring. Log burner with large brick fireplace and oak mantel.

Study, Playroom

19' 6" x 8' 5" (5.94m x 2.57m) Two sets of double glazed patio doors to front aspect. With a dividing wall creating both office space and a playroom. Karndean flooring.

Landing

With vaulted ceiling to create a fantastic sense of space, and double glazed windows to front aspect. Carpeted flooring.

Bedroom One

21' x 16' 1" (6.40m x 4.90m) Full wall of fitted wardrobe and chest of drawers. Radiator. Carpeted flooring. Exposed beams. Two double glazed windows to rear aspect. Access into:-

En-Suite

Four piece suite comprising of enclosed tiled shower, twin vanity wash hand basins and a low level WC. Exposed beams. Tiled flooring. Radiator. Obscure double glazed window to front aspect.

Bedroom Two

16' 4" x 13' 7" (4.98m x 4.14m) Four double glazed windows to rear aspect. Carpeted flooring. Open plan en-suite with enclosed





tiled shower, low level WC and vanity wash hand basin.

Bedroom Three

19' 7" x 10' (5.97m x 3.05m)

Two double glazed windows to front aspect.
Carpeted flooring. Exposed beams. Radiator.

Bedroom Four

18' 1" x 11' 9" (5.51m x 3.58m)

Double glazed window to rear aspect. Exposed
beams. Carpeted flooring. Radiator.

Bedroom Five

13' 7" x 12' (4.14m x 3.66m)

Double glazed window to rear aspect. Exposed
beams. Carpeted flooring. Radiator.

Bathroom

Four piece suite comprising of enclosed bath,
enclosed shower, low level WC and vanity wash
hand basin. Part tiled walls. Extractor fan. Exposed
beam. Obscure double glazed window to front
aspect.

Outside Front Garden

Large shingle driveway to provide off road parking
for 8 or more cars. Access to triple garage with
power, light and barn style doors.

Rear Garden

Fence enclosed, most laid to lawn with a large patio
area and various flowers and shrubs. Space and
planning permission for a summer house. Stunning
field views.

Further Detail

The barn benefits from under floor heating
throughout the downstairs, run from the air source
heat pump. Internal oak doors throughout. Drainage
system via treatment plant. For any further
information please contact our Framlingham office.



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welcome to

Oak Hill Barn Oak Hill Farm, Earl Soham Woodbridge

- Far Reaching Countryside Views
- Five Double Bedrooms
- Two En-Suite Shower Rooms
- Vast Open Plan Living Space
- Two Bi-Fold Doors To Rear With Sky Lights Over

Tenure: Freehold EPC Rating: C

guide price

£900,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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