



Park Barn, Carlton Road, Kelsale, IP17 2NP

welcome to

Park Barn, Carlton Road, Kelsale

A unique Suffolk Barn with flexible accommodation throughout making this property perfect for a range of situations. Found within the desirable village of Kelsale Cum Carlton, just a short drive to Saxmundham with plenty of amenities. We highly recommend a viewing to appreciate the full offerings.

Location

The village of Kelsale Cum Carlton lies North of the market town of Saxmundham and has the amenities of a primary school together with an excellent pub - the Poacher's Pocket. This part of Suffolk is a haven for naturalists, artists and musicians and the attractions of Orford and Aldeburgh lie within convenient reach by car. There are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. Saxmundham which is about a 1 mile away has a railway station which provides connecting services to London Liverpool Street and the town has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

Accommodation

Entrance Hall

Double glazed door with windows to each side provides access into the generous entrance hall with tiled flooring, radiator and double glazed window to front aspect.

Shower Room

7' 9" x 6' 7" (2.36m x 2.01m)

Three piece suite comprising of enclosed shower, low level WC and pedestal wash hand basin. Heated towel rail. Partly-tiled walls. Obscure double glazed window to rear aspect.

Bedroom Three

13' 9" x 10' (4.19m x 3.05m)

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

Living Room

14' x 13' 6" (4.27m x 4.11m)

Double glazed windows to side and rear aspects. Brick flooring. Original brick fireplace with wood burning stove. Two radiators.

Kitchen

13' 8" x 12' 4" (4.17m x 3.76m)

Matching base and eye level units with adjoining granite worktop. Rangemaster cooker, to remain, with extractor hood over. Space for fridge/freezer and dishwasher. Ceramic sink with mixer tap over. Part-tiled walls. Breakfast bar. Radiator. Brick flooring. Double glazed windows to side and front aspects. Double glazed stable side door.

Utility Room

8' 3" x 7' 5" (2.51m x 2.26m)

Matching base and eye level units with adjoining worktop. Space for washing machine. Sink with mixer tap over. Water softener. Tiled flooring. Boiler. Double glazed window to rear aspect.

Internal Hallway

Stairs to first floor with storage cupboard under. Brick flooring. Radiator. Double glazed window to side aspect.

Landing

Exposed beams. Velux windows to front and side aspects. Loft hatch. Airing cupboard. Radiator.

Bedroom One

14' 2" x 13' 7" (4.32m x 4.14m)

Wooden flooring. Exposed beams. Fitted wardrobe. Velux window to side aspect, and double glazed window to rear aspect.





Bedroom Two

13' 1" x 12' 7" (3.99m x 3.84m)

Wooden flooring. Exposed beams. Radiator. Double glazed window to front aspect.

Bathroom

15' 7" x 10' 10" (4.75m x 3.30m)

Four piece suite comprising of free standing roll top bath, low level WC, pedestal wash hand basin and vanity wash hand basin. Radiator. Heated towel rail. Velux window to rear aspect.

Outside

Gardens

A shared entrance provides access to off road parking for two cars to the front, with a gate providing access into the front garden. A second gate opens onto to the main driveway with space for at least one car. The gardens of the barn are mostly to the front of the property, South facing laid to lawn with various mature trees, shrubs and flowers throughout and a pathway leading to the entrance door. Paved patio area. Log store. Oil tank. Greenhouse. Gate for side access.



Garage

16' 9" x 15' 11" (5.11m x 4.85m)

Barn style doors provide access, with power and light throughout and a window to rear aspect. Large loft space (10ft 6in by 4ft 11in) which has been insulated and also benefits from power and light. Potential to convert fully (STPP).

Agents Note

Mains electric and water. Oil heating. Drainage via a shared treatment plant.



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welcome to

Park Barn Carlton Road, Kelsale

- No Onward Chain
- Living Room With Wood Burning Stove
- Spacious Garage With Two Rooms Utilised As Office & Studio Space
- Suffolk Barn Conversion With South Facing Gardens
- Gated Off Road Parking & Garage

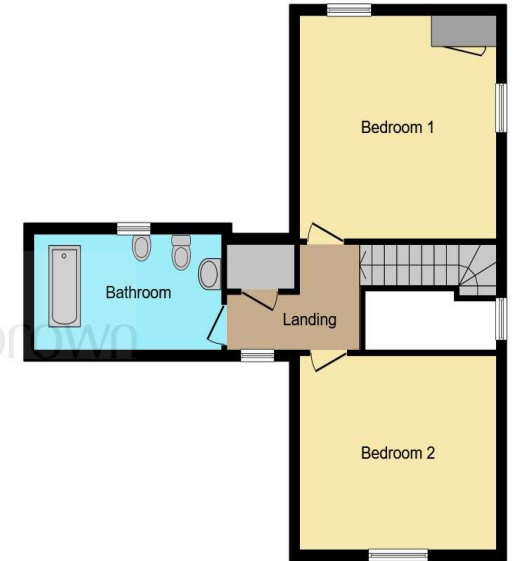
Tenure: Freehold EPC Rating: D

offers in the region of

£490,000



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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Property Ref:
FLH104500 - 0011

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