



**Bishops Grey Barn**  
**Layham, Suffolk**

DAVID  
BURR





# Bishops Grey Barn, Popes Green Lane, Layham, Ipswich, Suffolk, IP7 5FF

The tranquil village of Lower Layham is nestled within the Brett Vale, with the market town of Hadleigh one mile distant. Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

Set at the foot of a rule farm track set amidst unspoilt, rural surrounds is a four bedroom (one en-suite) single story conversion located on the periphery of the highly regarded Suffolk parish of Layham. Set amidst a cluster of distinctive, individual farm buildings and conversions the property embraces the feel of being within a small community whilst embracing many of the attributes that tranquil, rural Suffolk life provides. Completed to an excellent specification throughout with a part cedar clad and part rendered exterior, set beneath a corrugated pitched roof line and with steel guttering the accommodation is arranged via a distinctive, open aspect vaulted reception space. Ideally suited as a principal residence/additional property and for couples or growing families, Bishop's Grey Barn lies within convenient reach of the market town of Hadleigh, a range of high-performing state and independent schooling and some of the finest walking routes within the area. Notable fittings and attributes include aluminium framed windows, doors and bi-folding doors, a quartz topped, matte finished kitchen, underfloor, heating throughout and four double bedrooms. Further benefits to the property include a double garage/carport combination, ample private parking via a shingle driveway and private, well screened and low maintenance gardens extending across the side and rear elevations.

**A four bedroom (one en-suite) detached single story conversion arranged by a single, vaulted open aspect reception room. Enjoying a rural situation amidst a cluster of converted farm buildings. Further benefits of the property include a detached double cart lodge/garage, ample private parking and private, low maintenance gardens to the side and rear.**

Panel glazed, aluminium framed door opening to:

**UTILITY HALL:** (4.84m x 2.00m) Fitted with a matching range of gloss fronted base and full height units with marble effect surfaces over and upstands above. Stainless steel single sink unit with a mixer tap above and space and plumbing for washing machine and dryer. Polished stone tiled flooring and oak door opening to:

**VAULTED KITCHEN/DINING/FAMILY ROOM:** (8.82m x 8.21m) Forming the core of the home and enjoying a central position set beneath a vaulted roof line and afforded a dual aspect with aluminium framed glass

panelling to front, a frosted glass door opening outside and a range of aluminium framed bi-folding doors set across the rear elevation. Fitted with an extensive range of gloss fronted wall units with quartz preparation surfaces over and upstands above. A matte finished central island sits beneath a quartz topped finish with a range of integrated appliances, including a stainless-steel sink unit with vegetable drainer to side, mixer tap above and integrated appliances including a four-ring AEG induction hob with extraction. Further integrated appliances include an AEG double oven/microwave, dishwasher and a full height fridge/freezer. Polished stone tiled flooring throughout, seating area, separate dining area and aspects across the rear terrace and garden. Oak door to:



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**BEDROOM 1:** (5.56m x 4.78m) The principal suite is enhanced by a door to a boiler room housing oil-fired boiler with underfloor heating manifolds. The bedroom suite is characterised by aluminium framed panel glazed double doors opening to the rear aspect and a door opening to:

**EN-SUITE SHOWER ROOM:** (2.93m x 1.44m) Fitted with RAC ceramic WC, wash hand basin set within a gloss fronted fitted base unit and fully tiled shower unit with both mounted and handheld shower attachments. Frosted glass aluminium framed window to side.

**INNER HALL:** (3.35m x 2.56m) Connecting bedrooms two, three and four with hatch to loft and double doors to storeroom with sensor lighting.

**BEDROOM 2:** (4.34m x 2.68m) With aluminium framed panel glazed door opening to the front.

**BEDROOM 3:** (4.36m x 2.68m) With a double bedroom with aluminium framed panel glazed door opening outside.

**BEDROOM 4:** (3.22m x 2.56m) With aluminium framed casement window to rear.

**FAMILY BATHROOM:** (2.55m x 1.94m) Fitted with RAC ceramic WC, wash hand basin set within a gloss fronted base unit and a fully tiled bath with both mounted and handheld shower attachment over, LED spotlights and wall mounted tower radiator. Mirror with touch sensitive lighting feature and aluminium framed casement window to front.

## Outside

Set at the foot of a farm track serving four individual conversions forming part of buildings associated with the neighbouring farmhouse. Approached

by a shingled driveway providing parking for approximately five vehicles with direct access provided to the:

**DOUBLE GARAGE/CARTLODGE:** (5.56m x 2.82m/5.70m x 2.69m) With the garage accessed by twin hinged doors to front.

Carport and open carport bay directly front in the parking area.

Gardens are set to the side and rear with a terrace set across the rear elevation with expansive lawn to expansive lawn beyond continuing to the westerly elevation with a composite garden store and gated side access.

**TENURE:** Freehold

**SERVICES:** Mains water and electricity are connected. Private drainage. LPG Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** E. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///woven.mutal.mows

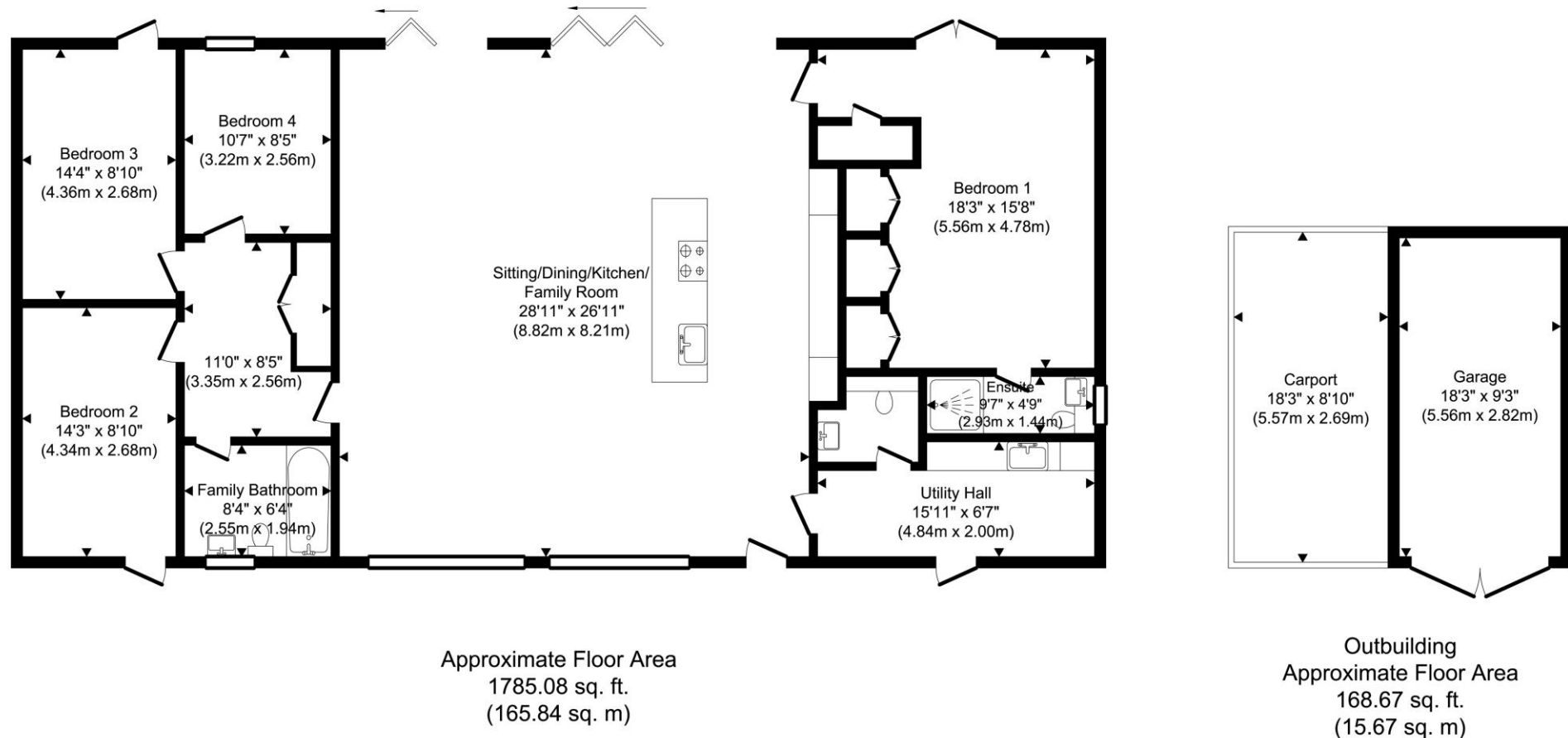
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation

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TOTAL APPROX. FLOOR AREA 1953.75 SQ.FT. (181.51 SQ.M.)

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