



**High Barn**  
**Capel St. Mary, Suffolk**

DAVID  
BURR







# High Barn, Old London Road, Capel St. Mary, Suffolk, IP9 2JU

Capel St Mary is located 2 miles from the Dedham Vale an area of outstanding natural beauty. The village has a wide range of amenities including a post office, petrol station, public house, hairdressers, doctor's surgery with pharmacy, newsagent and small supermarket. A wider range of services can be found in Ipswich 6 miles to the north including a mainline rail link to London's Liverpool Street. Capel St Mary is well located for access to the A14 and A12.

A significant 2,825 sq ft detached barn, comprehensively extended and refurbished whilst enjoying a discrete position at the foot of a no-through lane, situated on the periphery of the high-regarded South Suffolk village of Capel St Mary. Blending the original features of what was a relatively modest individual barn with substantial contemporary additions, the property is notable for its vaulted reception rooms with distinctive features including inglenook fireplaces, an array of significant timber and studwork, doors complete with Suffolk latches, French windows, underfloor heating and a particularly striking internal brick archway. A versatile property that in its current form offers four distinctive reception spaces with many of the rooms enjoying a dual, if not triple aspect. Three first-floor bedrooms are complemented by en-suite facilities and a separate family bathroom with further benefits to the property including a detached double cart lodge with neighbouring garage, ample gated off-street parking, south-facing pamment brick walled terrace, breakfast terrace and established, unoverlooked gardens with a total plot size of approximately 1.4 acres.

## **An extended barn offering unlisted status comprising approximately 2,825 sq ft of accommodation and set in approximately 1.4 acres with double cart lodge and garaging, set at the end of a no-through lane.**

Four-panel clad security door with stained glass screen over opening to:

**ENTRANCE HALL: 18' 6" x 7' 8"** (5.65m x 2.36m) With tiled flooring throughout, six-foot glass screens to side affording direct views over the grounds and staircase off. Door with Suffolk latch opening to:

**INNER HALL: 12' 8" x 6' 11"** (3.87m x 2.13m) Providing the link between the snug and dining room with exposed timberwork and opening to:

**SNUG: 17' 5" x 12' 1"** (5.33m x 3.69m) Afforded a triple aspect with casement windows to sides and French windows to front, fireplace with brick hearth, inset wood burning stove and bressumer beam over. An array of exposed timberwork, corner struts and affording pleasant views across the gardens and south-facing terrace.

**DINING ROOM: 17' 8" x 15' 11"** (5.40m x 4.86m) A substantial triple aspect dining room with casement windows to front and rear, French windows to side directly opening to the south-facing pamment brick terrace. Range of substantial oak timberwork, corner storage recess and brick archway with steps descending to:

**VAULTED SITTING ROOM: 25' 1" x 16' 11"** (7.65m x 5.17m) Afforded a dual aspect with French windows to front affording direct access onto the terrace and offering further casement windows and French windows to rear providing direct access to the breakfast terrace. A magnificent room of outstanding proportions characterised by a 16-foot vaulted roofline with substantial exposed timberwork, feature brick work and inglenook fireplace with raised wood burning stove, brick hearth and oak bressumer beam over.



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**READING ROOM: 17' 3" x 13' 8"** (5.28m x 4.19m) (Accessed via entrance hall) A versatile room set between the entrance hall and kitchen with an array of exposed timber and studwork, recessed brick fireplace (presently sealed) with oak bressumer beam over and French windows opening to side terrace and gardens beyond.

**VAULTED KITCHEN/BREAKFAST ROOM: 18' 2" x 17' 4"** (5.54m x 5.30m) Commissioned by the current owner in 2017, this comprehensive extension comprises a fitted kitchen with a matching range of base and wall units with chrome handles, speckled granite-effect worksurfaces over and upstands above. The kitchen units comprise a range of soft-close units including deep-fill pan drawers, carousal corner units, twin waste/recycling units, shelving, tall larder style full height drawers and a walk-in pantry. Space for appliances including a three-door Rangemaster oven with five-ring induction hob over and Neff extraction above, in addition to space for an American-style fridge/freezer. Fitted appliances include a Neff oven, grill/microwave and dishwasher. Velux sky lights to both side elevations, casement window above a ceramic butler sink with vegetable drainer to side, providing views over the gardens and wood-effect flooring with underfloor heating. French windows to side affording direct access to the breakfast terrace.

**UTILITY ROOM: 10' 6" x 5' 11"** narrowing to **5' 6"** (3.22m x 1.81m narrowing to 1.69m) Fitted with a matching range of grain-effect base and wall units with chrome handles, worktops over and stainless-steel single sink unit with mixer tap above. Space and plumbing for washing machine/dryer, door with Suffolk latch to dining room and stable door to outside. Door to:

**CLOAKROOM: 5' 5" x 2' 8"** (1.67m x 0.82m) Fitted with ceramic WC and wash hand basin.

## First floor

**LANDING:** With Velux window to side, hatch to loft and door with Suffolk latch opening to:

**MASTER BEDROOM: 15' 5" x 14' 4"** (4.72m x 4.38m) Forming part of the original barn and enjoying a triple aspect with casement windows to front and both sides with range of fitted wardrobe units, exposed timberwork and door with Suffolk latch to:

**EN-SUITE SHOWER ROOM: 10' 7" x 7' 0"** (3.23m x 2.14m) Fully tiled and fitted with ceramic WC, twin wash handbasins in a floating gloss fronted unit with recessed mirror above, double walk-in shower unit both mounted and hand-held chrome shower attachments.

**BEDROOM 2: 22' 6"** narrowing to **11' 10" x 9' 8"** (6.88m narrowing to 3.63m x 2.97m) Accessed via a walkway with recessed spotlights, exposed timbers and casement windows to side. Recessed fitted wardrobes.

**BEDROOM 3: 15' 5" x 10' 10"** (4.71m x 3.32m) Afforded a dual aspect with casement windows to sides, exposed timber and fitted wardrobe.

**FAMILY BATHROOM: 8' 2" x 6' 7"** (2.51m x 2.02m) With tiled flooring throughout and fitted with ceramic WC, pedestal wash handbasin and separately screened shower unit with both mounted and hand-held chrome shower attachments. Free-standing roll top bath with claw feet and Velux window to side with internal blind.

## Outside

Set at the foot of a no-through road, High Barn is located within close proximity to the A12 trunk road and set behind an electric five-bar gate which opens into a horseshoe-shaped driveway providing parking for in excess of ten vehicles. Direct access is provided to the:



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**DOUBLE CART LODGE: 19' 10" x 17' 0"** (6.05m x 5.19m) With two open bays to front, light and power connected.

**GARAGE: 17' 2" x 9' 5"** (5.24m x 2.89m) With twin hinged doors to front, light and power connected.

The principal gardens are located immediately to the north with a single expanse of lawn enjoying a mature hedge line border, ten-foot fencing and range of trees specimens including silver birch, fruit trees and a fir tree. Within the gardens set to the rear of the cart lodge are also kennelling, a greenhouse and additional store with further areas set aside as a chicken run with various covered areas, substantial timber framed external stores and access to both the south-facing pamment brick walled terrace and breakfast terrace.

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

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

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

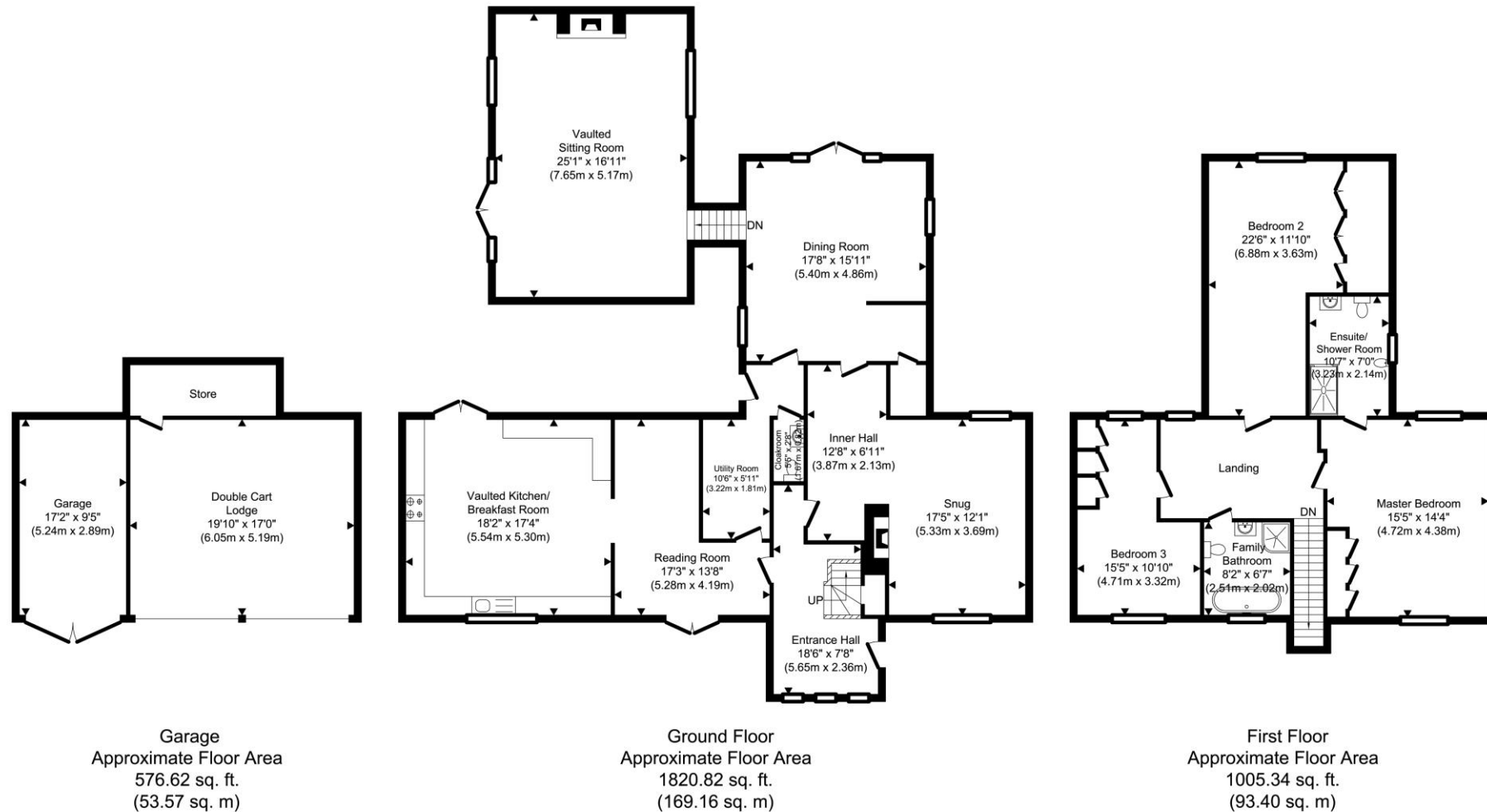
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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 to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





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**TOTAL APPROX. FLOOR AREA 3402.79 SQ.FT. (316.13 SQ.M.)**

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