

POND
COTTAGE

STREET FARM, STRADBROKE IP21 5HX



An exceptional single storey barn conversion offering both style and practicality in an exclusive, peaceful location, tucked away in the well served village of Stradbroke

A truly stunning single-storey barn conversion, this exquisite home has been sympathetically and extensively refurbished by the current owner, combining contemporary comfort with timeless character. The property is offered to the market with no forward chain and presents a rare opportunity to acquire a home of genuine charm and quality.

Upon entering, a welcoming and spacious entrance hall sets the tone for the rest of the property, featuring a built-in cupboard housing the boiler and a separate utility cupboard with plumbing and space for a washing machine. From here, a door leads to the beautifully appointed wet room, elegantly refitted to include a walk-in shower, low-level WC and wash hand basin.

At the heart of the home lies the magnificent open-plan living space, boasting an impressive vaulted ceiling with exposed timber beams—a striking feature that perfectly blends rustic character with modern design. This light-filled room enjoys two front-facing windows and French doors opening onto the delightful private courtyard

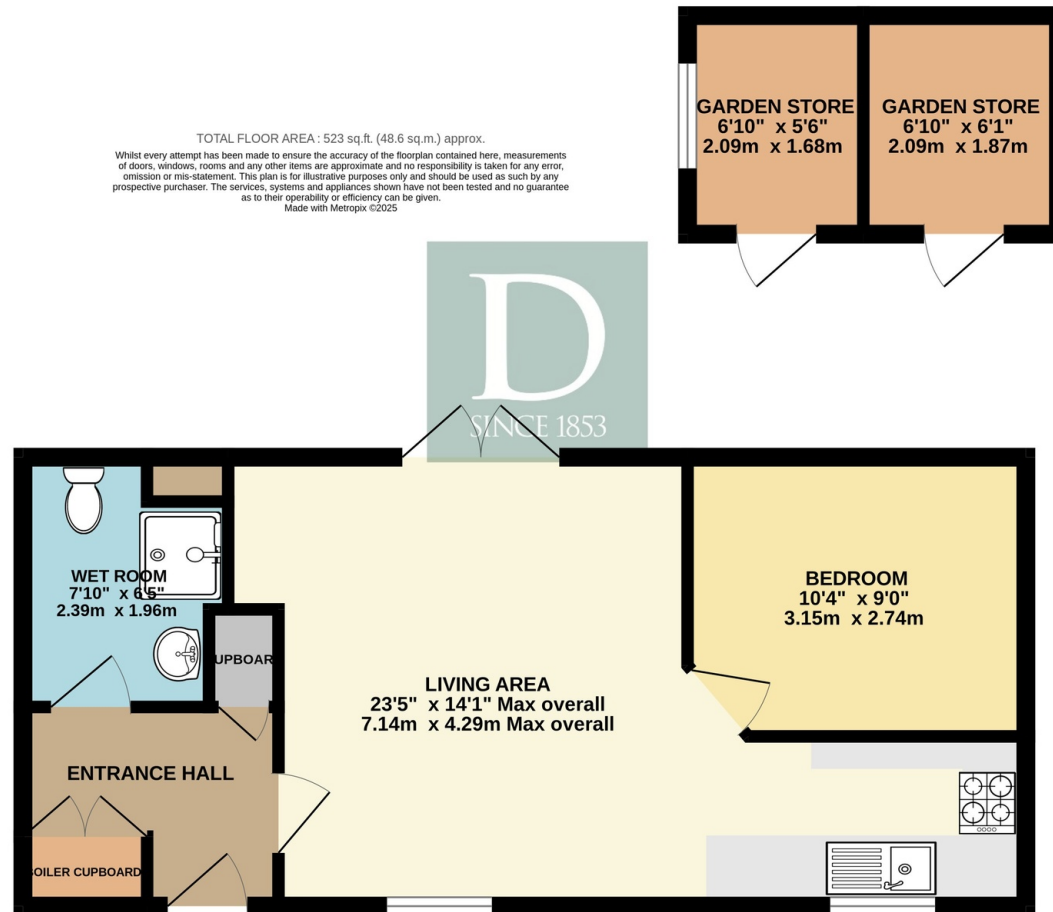
garden, creating a seamless connection between indoor and outdoor living. The contemporary kitchen area is thoughtfully designed and features a range of bespoke floor-mounted units with quality work surfaces, an integrated fridge, 1.5 bowl white ceramic sink with drainer, and space for a cooker complete with a stainless steel splashback and extractor hood. The double bedroom is both elegant and inviting, enhanced by exposed timbers and a rear-aspect window offering a peaceful outlook.

The property is quietly positioned within a tucked-away setting, approached via a shared gravel driveway alongside similar high-quality conversions. There are two allocated parking spaces for the property. The enclosed rear garden provides a tranquil and private retreat, thoughtfully landscaped for low-maintenance living. It includes two useful garden stores, both with power and light connected, and a gate offering direct access to a walkway that leads back to the parking area.





FLOOR PLAN



LOCATION

Stradbroke lies between Diss, Eye and Framlingham. Stradbroke itself has a small supermarket, library and Post Office in addition to pubs, a medical centre and community sports facilities. Harleston is approximately 10 miles and is a thriving market town with many historical buildings and an excellent range of independently owned shops, schools, hotels, cafes, restaurants and pubs. The market town of Diss offers further amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Both Eye and Framlingham have renowned state and private schools and a range of other facilities.

SERVICES

Oil fired central heating. Drainage via shared septic tank. Mains water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.)

LOCAL AUTHORITY

Mid Suffolk District Council and Tax Band A

Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

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