



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



welcome to

High Barn, Old London Road, Capel St. Mary, Ipswich

Charming, detached 16th Century barn conversion in excellent condition, situated within approximately 1.4 acres of well-maintained grounds with equestrian facilities, providing an idyllic family home.



Entrance Hallway

19' 1" x 7' 4" (5.82m x 2.24m)

Impressive entrance hall with floor to ceiling windows overlooking the front garden, tiled flooring, radiator and a airing cupboard housing the boiler.

Snug

17' 4" x 14' (5.28m x 4.27m)

Cosy snug with exposed beams, brickwork and half panelled walls, radiator, carpet flooring and French doors leading out to a gorgeous patio area with pergola.

Kitchen/Diner

18' 3" x 17' 4" (5.56m x 5.28m)

Contemporary kitchen area with vaulted ceilings, 4 Velux windows, double glazed windows to the front and French doors leading to a private courtyard, which all flood this room with natural light.

The kitchen itself provides a range of matte grey eye and base level units with white stone effect worktops, walk in larder with bespoke shelving, ample storage and a ceramic white one and a half bowl sink with drainer unit and a chrome mixer tap. integrated appliances include two Neff ovens, one included a combi microwave function, a Rangemaster cooker with induction hob and extractor hood, dishwasher, space for an American fridge/freezer with built in storage overhead, central chandelier, spotlights and Karndean wood effect flooring with under floor heating.

Utility Room

10' 6" x 6' (3.20m x 1.83m)

Eye and base level units in white with stone effect worktops, a stainless steel sink with drainer unit and chrome mixer tap, space for a tumble dryer and freezer, tiled flooring and 1/2 panelled walls, stable door to entry and a further stable door leading to the garden.

Cloakroom

5' 4" x 2' 7" (1.63m x 0.79m)

Low level WC, wash hand basin, tiled flooring and a radiator.

Sitting Room

17' 9" x 18' 6" (5.41m x 5.64m)

Flooded with natural light is this beautifully presented sitting room benefiting from double glazed windows overlooking the front and rear garden and French doors leading to the garden, carpet flooring, radiator, exposed beams and fireplace with fitted wood burner, wall hung lights and a TV point.

Dining Room

18' x 16' 1" (5.49m x 4.90m)

Expansive dining room with ample space for a 12 seater table and chairs, carpet flooring, exposed beams and supports, storage cupboard, TV point, double glazed windows to the side and rear, exposed brick arch and walkway leading through to the formal living room.

Living Room

25' 2" x 17' (7.67m x 5.18m)

Vaulted lounge with exposed beams, supports and timbers, an Inglenook fireplace with fitted wood burner, three radiators, TV point, exposed brick arch with steps up to the dining room, double glazed windows to the side and rear and French doors leading through to the courtyard.

First Floor Landing

Carpet flooring, radiator, Velux window, loft hatch, spot lights and room for a study.

Master Bedroom

15' 8" x 15' 1" (4.78m x 4.60m)

Spacious master suite benefiting from bespoke built in wardrobes, carpet flooring, radiator, wall hung lights and double glazed windows to the front, side and rear.

En-Suite

10' 2" x 7' (3.10m x 2.13m)

Stylish en-suite with a walk in shower with handle less glass enclosure, waterfall shower head and further shower attachment, low level WC, dual vanity sink with chrome mixer taps, tile effect flooring, fully tiled walls, spotlights, extractor fan, chrome heated towel rail and a double glazed window to the side.

Bedroom 2

22' 7" MAX x 9' 8" (6.88m MAX x 2.95m)

Long sweeping hallway leading into this stunning guest bedroom benefiting from a double glazed window to the side, carpet flooring, radiator, spotlights and a full wall of bespoke built in wardrobes.

Bedroom 3

15' 5" x 10' 9" (4.70m x 3.28m)

Double glazed windows to the front and rear, carpet flooring, two radiators and bespoke built in wardrobes.

Bathroom

8' 2" x 6' 6" (2.49m x 1.98m)

Low level WC, pedestal wash hand basin, roll top bath with shower attachment and a chrome mixer tap, corner shower with glass enclosure and tiled splashback in navy, radiator, extractor fan, tiled flooring and a Velux window.

Outside:

Gardens

Entering via an electric gate, you are greeted by an island green with lime trees and a shingle area ether side, providing a sweeping in/out driveway and ample parking. Adjacent to the parking area is the garage, stable, store room, kennels and a shed.

The front garden is particularly well-kept including acer, cherry blossom and liquid amber trees, further cooking apple trees, shrubbery, an immaculately kept lawn and well-shaped hedging.

Opposite the kitchen/snug doors is a generous patio area with pergola, this is the perfect space to enjoy your outdoor dining!

There are two courtyards either side of the property, both are walled, private and accessed via reception rooms.

The remainder of the gardens are laid to lawn with a wild flower area, an enclosed 8 ft boundary fence surrounding the property, lined with a forest of Laurel hedges and trees, ensures the safety of children and animals throughout the entire plot.



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welcome to

High Barn, Old London Road, Capel St. Mary, Ipswich

- Conversion of a 16th Century barn with later additions
- Gated entry with impressive tree lined entryway
- 1.4 Acre plot with equestrian facilities, large stable, kennels & many outbuildings
- In-keeping charming character property with tasteful contemporary finishes
- Three large 1st floor bedrooms & potential for further bedrooms on the ground floor

Tenure: Freehold EPC Rating: D

offers over

£800,000



Please note the marker reflects the
postcode not the actual property

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