

A five bedroom modern barn conversion with over 3650 sq feet of accommodation and grounds of 0.5 acres, in a pleasant rural location between Earl Soham and Framlingham.

Guide Price
£875,000 Freehold
Ref: P7311/C

Oakhill Barn
Bedfield Road
Earl Soham
Suffolk
IP13 7SL



Reception hall, 34' x 18' kitchen/dining room, 42' x 12' garden room, 22' x 19' sitting room, study, utility room, pantry and cloakroom.

Five double bedrooms, two en-suite bath/shower rooms and family bathroom.

Substantial parking, outbuildings and south facing gardens.

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Location

The property is located within the parish of Earl Soham but situated away from the village itself which is 1.5 miles. Earl Soham has a thriving community and benefits from a primary school, butchers/delicatessen, pub, The Victoria, doctors surgery, tennis court and village hall. There is also a primary school at Bedfield which is just under 2 miles. Framlingham is approximately 3 miles and is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. In recent years Framlingham has often featured as the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage.

The Heritage Coast with destinations such as Southwold, Dunwich, Thorpeness and Aldeburgh are approximately 17 miles from the property as the crow flies. The county town of Ipswich lies approximately 17 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

Description

Oakhill Barn is a contemporary modern barn conversion offering spacious accommodation of 3680 sq feet. Much of the ground floor accommodation is open plan and there are extensive windows which make the house particularly light and give it far reaching views over its garden and fields beyond. On the ground floor is a double height reception hall, a 34' x 18' kitchen/dining room, pantry, utility room, 42' x 12' garden room and spacious sitting room with wood burning stove. Off this, is a study and there is also a cloakroom. On the first floor is a principal bedroom with en-suite shower room. In addition are four further double bedrooms, one with an en-suite and a family bathroom. Outside, there is substantial parking and outbuildings/garaging. In addition, there are south facing lawned gardens and also patio areas. The grounds extend to approximately half an acre.



The Accommodation

The House

Ground Floor

Wall to wall glazing to the front of the barn, with a glazed door opening to the reception hall.

Reception Hall

This grand entrance is open from the ground floor to the first floor ceiling and has stairs leading up to a landing. It opens to the kitchen/dining room and a door opens to the cloakroom.

Cloakroom

WC and hand wash basin with cupboard below. Tiled walls. North facing window with obscured glazing. Recessed lighting.



Kitchen/Dining Room 34'9 x 17'11 (10.59m x 5.47m)

A vast space opening to the garden room and sitting room. South facing window. The kitchen area is fitted with a stylish range of high and low level wall units with integrated dishwasher, fridge and freezer. Wood block work surface with double ceramic sink with mixer taps above. Induction hob with extractor fan above. Two Neff electric ovens with grills above and warming draws. Recessed spotlighting. Doors lead to the pantry and utility room.



Pantry

Low level wall units and fitted shelving.

Utility Room

High and low level wall units and wood block work surface with space and plumbing below for a washing machine and tumble drier. Integrated fridge and freezer. North and east facing glazed doors to the exterior. Recessed spotlighting.

Garden Room 42'8 x 12' (13.01m x 3.67m)

A particularly spacious room with south facing bifold doors opening up to the garden with far reaching field views. Recessed spotlighting and roof lights. A large opening leads to the sitting room.



Sitting Room 22'6 x 19'9 (6.85m x 6.02m)

Another spacious room which is ideal for entertaining. Brick fireplace with wood burning stove and Oak mantel. Hidden air conditioning units. Recessed spotlighting. Open doorway returning to the kitchen/dining room and two doors off to the study.





Study 19'8 x 8'5 (6.00m x 2.57m)

This is sub-divided and has north facing glazed doors opening up to the front of the property. Recessed spot lighting.

The stairs in the ground floor reception hall rise to the first floor landing.

First Floor

Landing

This overlooks the reception hall and has wall to wall north facing windows to the front of the property. Doors lead off to the bedrooms and bathroom.



Bedroom One 21' x 16'1 (6.41m x 4.91m)

A spacious double bedroom with vaulted ceiling and mezzanine store area. South facing window with fine views. Radiator. Wall to wall fitted wardrobes and drawers. Wall light points. A door opens to the en-suite shower room.



En-Suite Shower Room

Comprising shower, WC and double hand wash basins with drawers below. Recessed spotlighting. North facing window with obscured glazing.



Bedroom Two 13'9 x 12'8 (4.20m x 3.87m)

A double bedroom with wall to wall south facing windows with field views. Openings lead to a shower and also to an en-suite with WC and hand wash basin. Recessed spotlighting.



Bedroom Three 13'9 x 12' (4.20m x 3.67m)

A spacious part vaulted double bedroom with south facing window enjoying field views. Radiator.

Bedroom Four 18'1 x 11'11 (5.51m x 3.64m)

A further large double bedroom with vaulted ceilings and exposed timbers. South facing window. Radiator.

Bedroom Five 19'9 x 10'1 (6.03m x 3.07m)

A fifth double bedroom with north facing windows to the front of the property. Part vaulted ceiling. Wall light points. Exposed timbers.



Bathroom

Comprising bath, WC, hand wash basin with cupboard below and shower. Wall light points. Tiled flooring. Radiator. North facing window with obscured glazing.

Outside

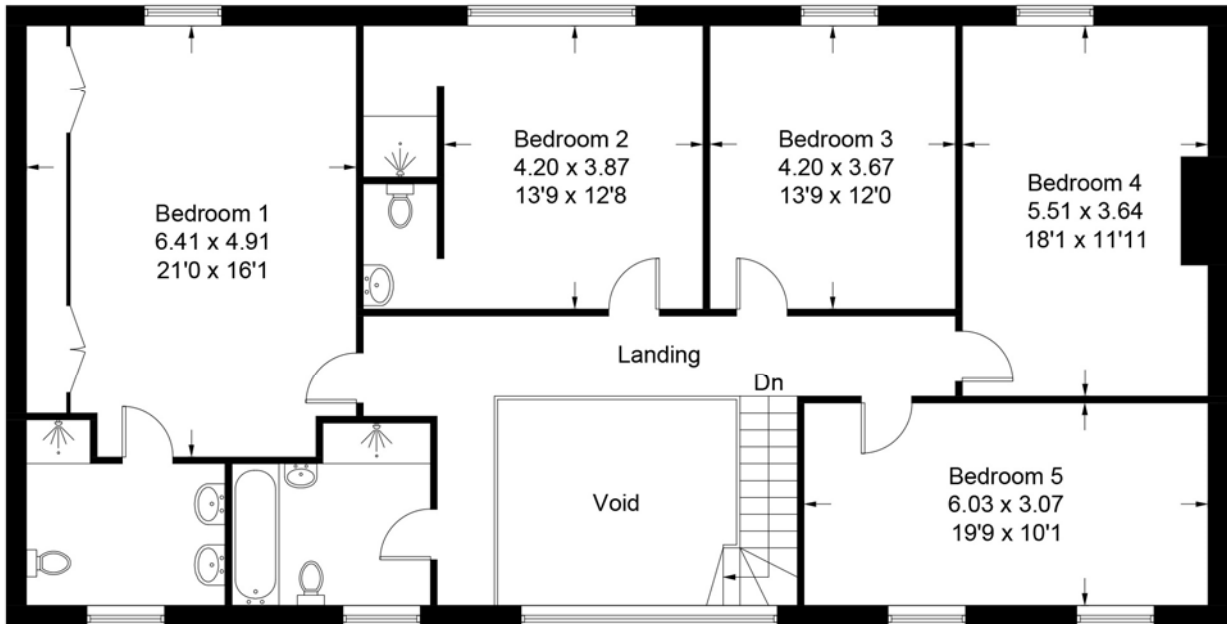
The property is approached from the small lane via a shingle drive providing ample off street parking. From here there is access to the outbuildings/garages of timber construction under a corrugated asbestos roof. They have timber doors to the front. One measures approximately 29' x 24' (8.9m x 7.3m). The second 23' x approximately 14' (7.1m x 4.3m). This building is home to the air source heat pump/boilers, hot water tank and accumulator tank. To one side of the house are raised vegetable beds and to the other, a patio area. To the southern side of the house, is a large lawn and in one corner is children's playing equipment. The garden enjoys lovely views over the neighbouring agricultural land. In all ,the grounds extend to approximately 0.5 acres.



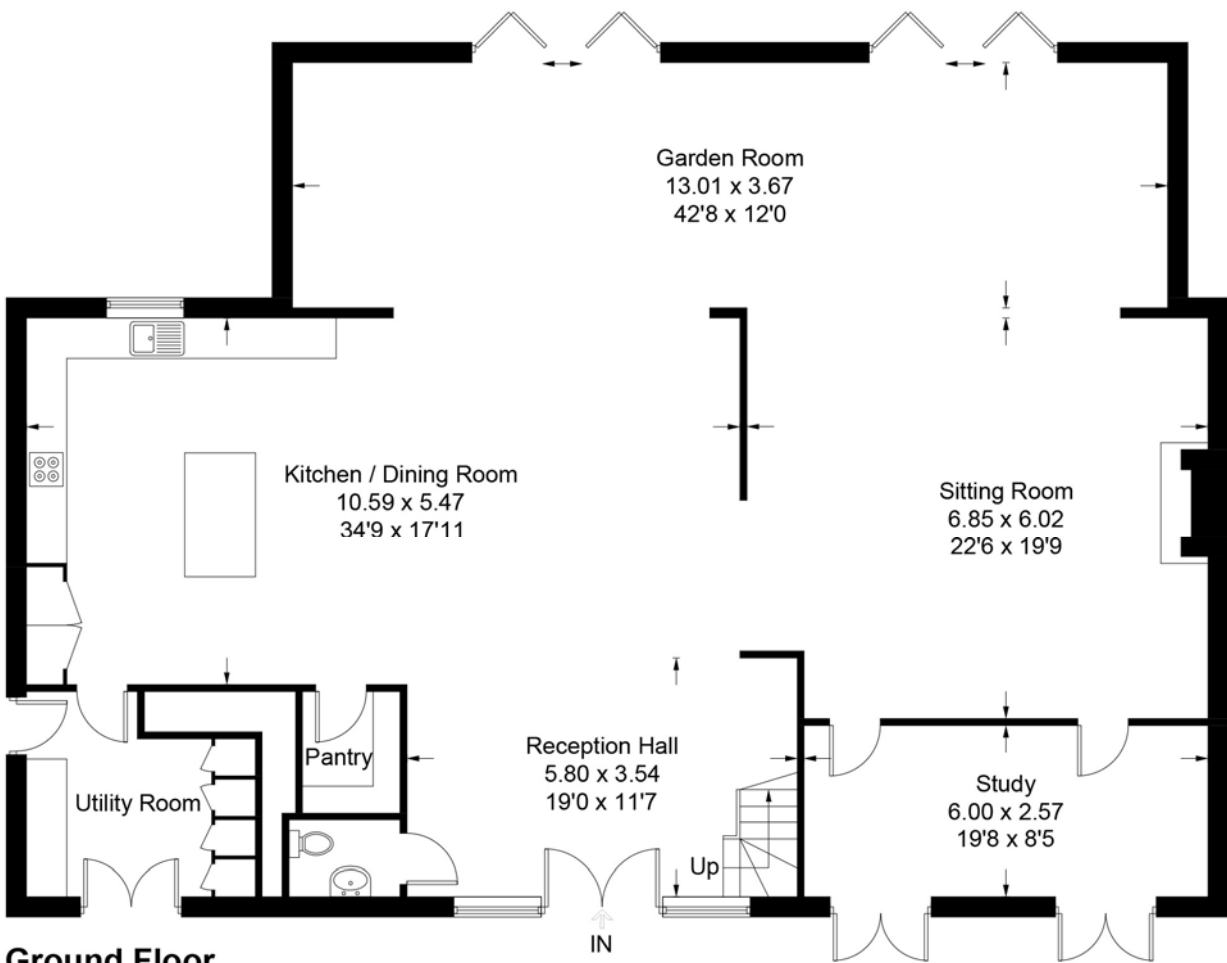


Oakhill Barn, Earl Soham

Approximate Gross Internal Area = 342.2 sq m / 3683 sq ft
(Excluding Void)



First Floor



Ground Floor

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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains electricity. Heating via air source heat pumps (ground floor underfloor heating and first floor radiators) and air conditioning units. Mains water. Modern sewage treatment plant. PV panels providing lower priced electricity bills.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = C (Copy available from the agents upon request)

Council Tax Band G; £3,521.77 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

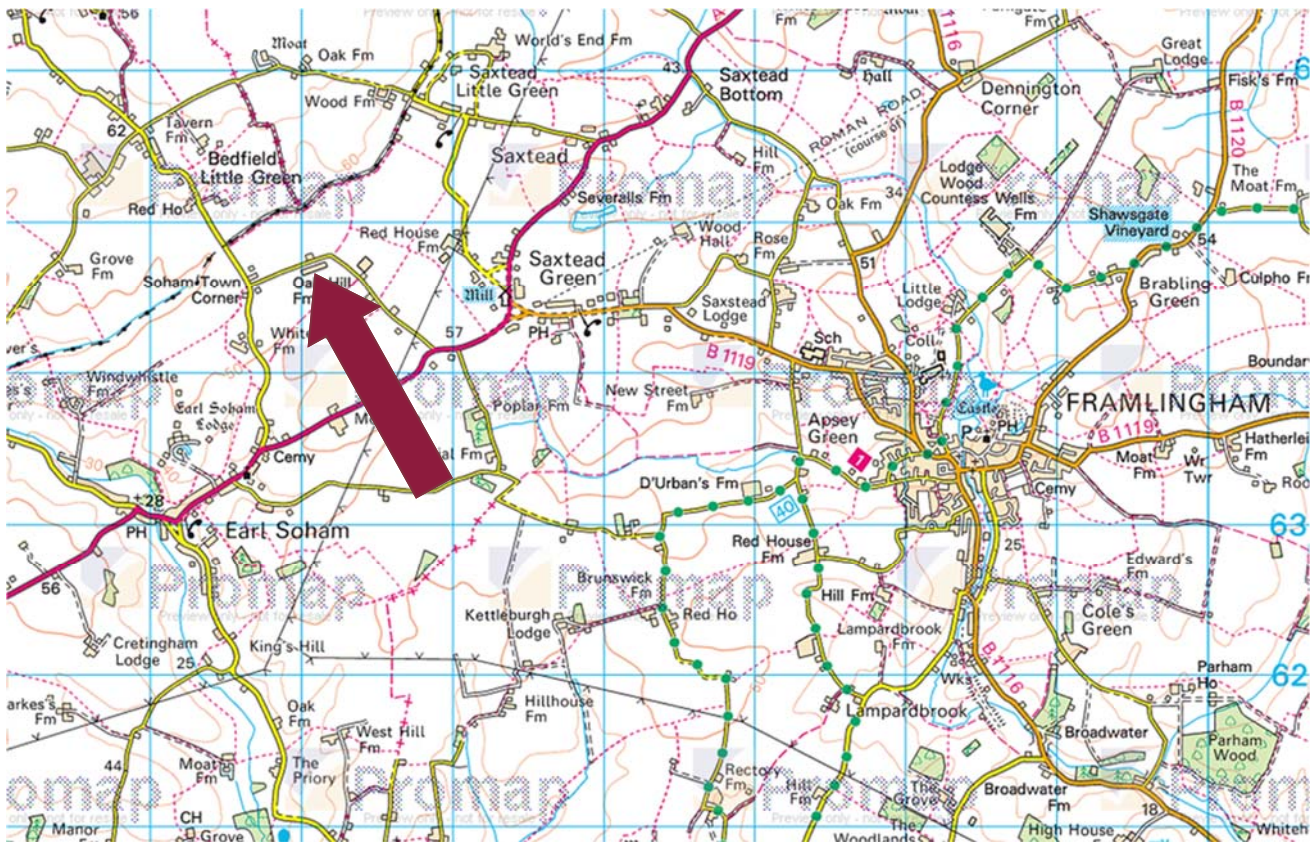
3. The sellers have installed a new driveway to the highway and are in the process of dealing with the registration of the land with Land Registry.

March 2024

Directions

From Framlingham head in a westerly direction towards Saxtead. At the T-junction opposite the Mill, turn left and then turn right towards Bedford. After approximately 0.75 miles there are a range of barns on the left hand side and Oakhill Barn will be found on the left.

What3Words location: ///coach.elections.like



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