

A beautifully appointed, newly converted barn in a wonderfully quiet, rural location close to the Heritage Coast.



Guide Price

£825,000

Freehold

Ref: P7771/J

Address

1 Rookery Barns
Carlton
Saxmundham
Suffolk
IP17 2QP



Entrance hall, 24'6 sitting/dining room, kitchen, utility room and cloakroom. Two ground floor bedrooms with en-suite facilities.

First floor principal bedroom with en-suite shower area, separate WC and dressing area.

Double garage with WC together with 19'7 office/studio room above. Tar bonded gravel driveway. Fully paved and enclosed courtyard. South-westerly facing landscaped garden.

Contact Us



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Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

1 Rookery Barns forms part of the rural parish of Carlton, that is located to the north-west of the market town of Saxmundham. Carlton benefits from a primary school and a well regarded public house, The Poachers Pocket. The popular market town of Saxmundham is just one mile away and offers excellent shopping facilities including Waitrose and Tesco supermarkets, primary and secondary schools, a medical centre and a railway station with connections through to Ipswich and London's Liverpool Street station.

The Suffolk Heritage Coast lies within a few miles and boasts the popular centres of Aldeburgh, Thorpeness, Southwold and Walberswick. Snape, home of the Aldeburgh Festival is also within easy reach, as is the RSPB Minsmere Nature Reserve at Dunwich. The historic town of Framlingham lies about 7 miles to the west and the county town of Ipswich lies about 20 miles to the south-west.

Specification

Main House

- Approximately 2,000 sq ft (180 sqm) accommodation
- 6 year structural warranty
- Galvanised steel guttering and downpipes
- Aluminium faced triple glazed windows
- Air source heat pump providing hot water and heating
- Ground floor zoned underfloor heating with electric radiator heating on first floor
- Heated towel rails in all bathrooms
- Bespoke kitchen with Purbeck Stone & Stiffkey blue painted cabinetry and white quartz work surfaces
- Fully integrated kitchen appliances
- Neff single oven
- Neff combination oven
- Neff 80cm induction hob in island with downdraft extractor
- Neff dishwasher
- Neff American style fridge/freezer with ice maker
- Cable wine cooler
- En-suites to all three bedrooms with Grohe fittings, tiled floors, showers with large soaker heads and hand-held showers in all
- Oak and Stone floor finishes in all the reception /kitchen areas downstairs
- Low energy LED light fittings throughout
- Media cable network throughout the house

Garage and External Areas

- Double automated garage doors
- Garage pre-wired for electric vehicle charging point
- External LED lighting around barn and garage
- External taps and power sockets to courtyard and rear garden
- Fully porcelain tiled courtyard garden with oak framed raised planting areas
- Tar bonded gravel driveway
- Fenced with a mixture of red brick walls and metal estate fencing combined with mixed native hedging
- External CCTV camera covering house, gardens and garage
- Approximately 0.32 acres (0.13 hectares)

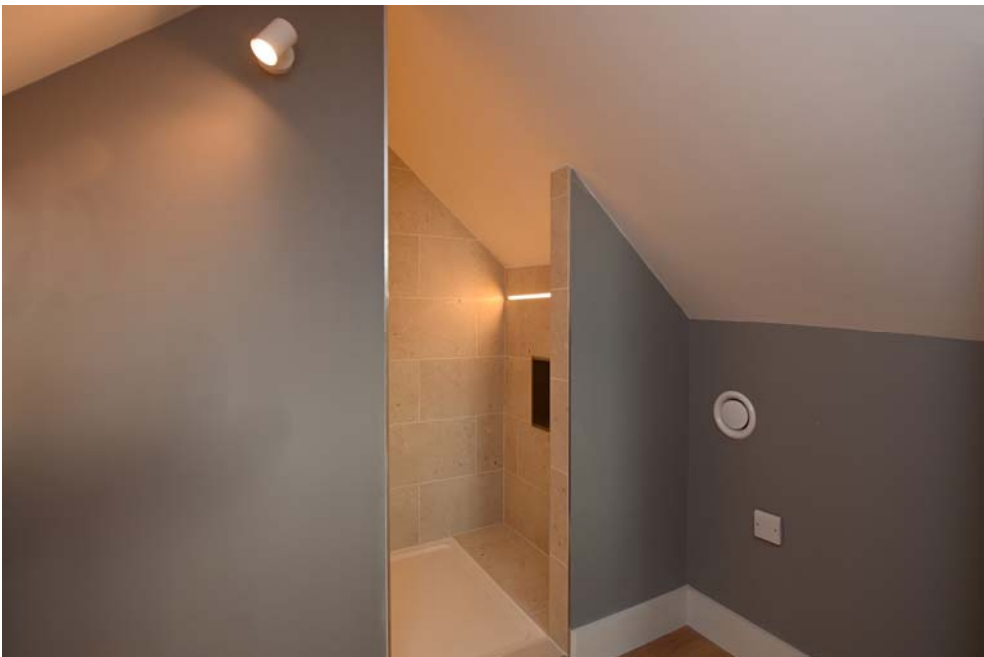
















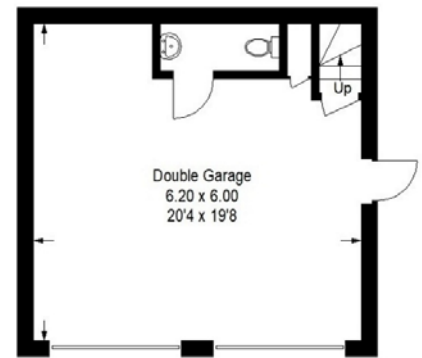
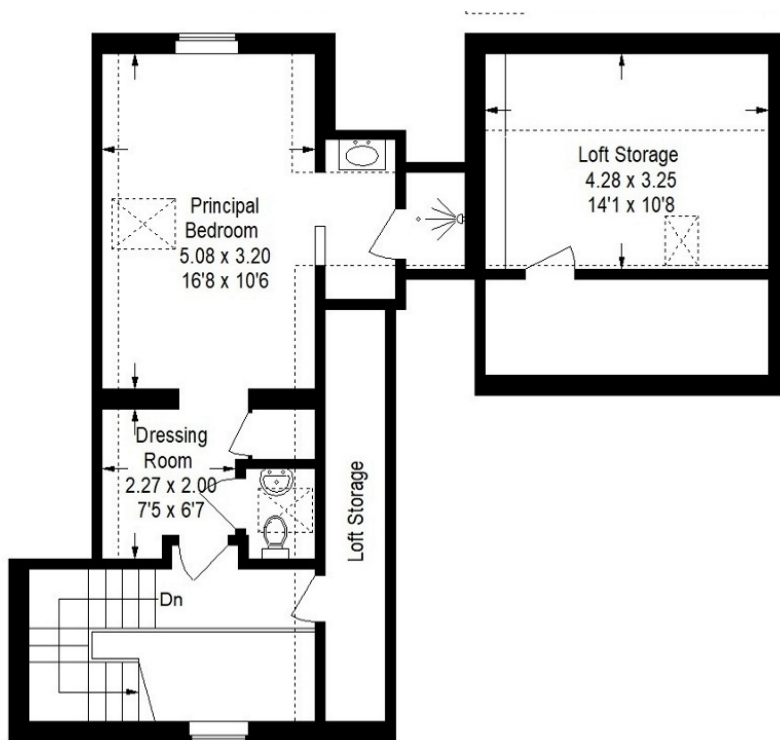
1 Rookery Barns, Carlton

Approximate Gross Internal Area (Excluding Reduced Headroom)

177.0 sq m / 1905 sq ft

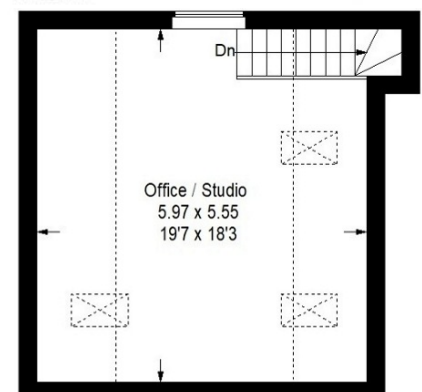
Double Garage Building = 55.5 sq m / 597 sq ft

Total = 232.5 sq m / 2502 sq ft



(Not Shown In Actual
Location / Orientation)

= Reduced headroom below 1.5 m / 5'0





Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Private drainage system.

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>

Structural Warranty The property will be sold with a 6 year warranty certificate, provided by ABC+.

EPC Predicted Rating = B (Copy available from the agents upon request).

Council Tax To be assessed.

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.

January 2026



Directions

Proceeding in a northerly direction along the A12 continue passed Saxmundham and towards Kelsale. Take the next turning left onto Dorleys Corner which becomes Kelsale Road. Continue along that road for approximately half a mile and the property will be found on the right hand side.

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