



DAVID
BURR

The Barn
Denham, Eye, Suffolk



The Barn, The Street, Denham, Eye, Suffolk, IP21 5EX

Denham is a small rural village, benefitting from its proximity to the larger village of Hoxne with a shop, primary school, village inn and village hall. The market town of Eye is approximately 5 miles with a range of shops and facilities together with the renowned Hartismere School. Diss is located approximately 7 miles with an excellent range of schooling, shopping, recreational and cultural amenities together with a mainline rail link to London Liverpool Street and Norwich.

An exceptional detached four bedroom timber framed thatched barn conversion that has been meticulously designed and sympathetically restored to the highest of qualities throughout using traditional materials and methods. The barn affords a wealth of period features and of particular note are the impressive restored mullion windows, Suffolk latch doors and extensive display of exposed timbers. This superb property offers substantial versatile accommodation with wonderful high ceilings to both floors and in more recent times the conversion of the double car port has now been incorporated into the property as the main master suite. The remainder of the barn is a sheer delight with grounds believed to measure approximately two and a half acres incorporating ample off-street parking, two detached art studios, stable block and all with wonderful far reaching countryside views.

A superb barn conversion that has been meticulously and sympathetically restored to the highest of qualities whilst enjoying an enviable rural position.

Entrance door to;

ENTRANCE HALL: A large welcoming area with dual aspect, exposed timbers and wonderful pamment tiled floor. Double Suffolk latch doors opening through to;

DINING HALL: Located towards the centre of the property having rear aspect through full height glazed rear wall with external door. Wonderful high ceiling and display of exposed timbers and studwork. Wood flooring. Door to kitchen/breakfast room. Door opening onto Limestone patio ideal for afternoon sun.

DRAWING ROOM: An impressive room again having wonderfully high ceilings and an abundance of exposed timbers and studwork, this dual aspect room has a brick fireplace with inset wood burning stove under a bressummer beam that creates the main focal point of the room. Mullion windows. Wood flooring. Door to inner hallway.

INNER HALLWAY 1: Having front aspect. Again, with a display of exposed timbers and studwork. Mullion window. Suffolk latch door to staircase rising to first floor. Suffolk latch doors to study and dining hall.

STUDY: A versatile space currently occupied as a home office by the present owners and with a display of exposed timbers and studwork. Mullion window. Wood flooring.

KITCHEN/BREAKFAST ROOM: A delightful and substantial dual aspect room with matching base units under wooden work and honed granite work surfaces that incorporates a butler style sink unit. Spaces for large cooker under an extractor hood, fridge and dishwasher. Pamment tiled flooring. Door through to the garden room.

GARDEN ROOM: A superb versatile area with views overlooking the side terrace and gardens beyond. This wonderful space has an external door giving access and allowing one the potential for al fresco dining. Pamment tiled floor and Suffolk latch doors to further inner hallways and bedroom suites.

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INNER HALLWAY 2: Opening to utility room. Door to en suite and opening to bedroom 1.

UTILITY ROOM: A versatile space conveniently occupied as a utility area. Void for washing machine, tumble dryer and fridge freezer. Side aspect. Oil fired boiler.

BEDROOM 1: A genuinely delightful light and airy suite that has attractive arched leaded light windows with views to the side and wonderful double doors with side panels allowing access to a decked area and idyllic pond. Display of exposed timbers and studwork. Underfloor heating. Adjoining en suite facilities.

EN SUITE: Having shower cubicle with part tiled surround, W.C. and wash hand basin. Heated towel rail. Underfloor heating. Limestone flooring. Velux window.

INNER HALLWAY 3: Side aspect. Suffolk latch doors to bedroom and shower room.

BEDROOM 2: A delightful dual aspect room under a vaulted ceiling with exposed timbers and studwork. Door to en suite shower room.

EN SUITE: Fitted with corner walk-in shower cubicle with rain head style shower and part tiled surround, pedestal wash hand basin and high-level W.C. Heated towel rail. Limestone flooring. Velux window and small window to side.

First floor

LANDING/ STUDY AREA: A superb inviting space under a vaulted ceiling having exposed timbers and studwork. Currently occupied by the present owners as a study area but would lend itself to a multiple of uses if so required. Attractive wide wooden floorboards. Suffolk latch doors to;

BEDROOM 3: A substantial room with designated dressing area and again under an impressive vaulted ceiling with an extensive display of exposed timbers and studwork. Having side aspect of the grounds and countryside views beyond. Wood flooring.

BEDROOM 4: Impressive vaulted ceiling having a wonderful display of exposed timbers and studwork. Side aspect and views of the grounds and countryside beyond. Wood flooring.

BATHROOM: Accessed via the landing/study. Steps down into the room with roll top ball and claw bath with central mixer tap and shower attachment, low level W.C., pedestal wash hand basin. Wood flooring. Extensive display of timbers and studwork.

Outside

The property is approached via a sweeping driveway accessed via two brick pillared plinths leading to a parking area for multiple vehicles and in turn the property, grounds and well-placed decked area that abuts the master suite with adjoining idyllic pond designed to encourage local wildlife. The remaining grounds are a genuine delight and are believed to measure two acres that incorporate a variety of expansive lawned areas, beautiful managed wild flower gardens which are host to a variety of mammals and birds, orchards and well-established trees and mature shrubs. The grounds also consist of two detached timber framed **STUDIOS** both with power and lighting connected and one in particular having aspect to all sides with a cloakroom. The second studio is currently utilised by the current owner as an art studio as it has northern light, side aspect and phone connection. **STABLE BLOCK** that incorporates a workshop with two external doors and having dual aspect, adjoining stable with front aspect and a further tack room all with power and light connected together with an internet connection.

LOCAL AUTHORITY: Mid Suffolk District Council. Band G

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EPC RATING: D

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

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

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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 whatever 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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Approximate Gross Internal Area
 Main House 3070 sq ft (285 sq m)
 Outbuildings 1120 sq ft (104 sq m)
 Total 4190 sq ft (389 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk





