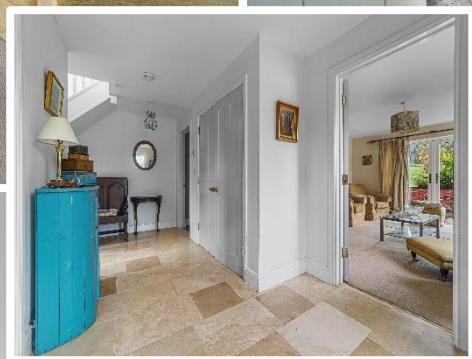




**The Green Barn  
Ringshall, Suffolk**

**DAVID  
BURR**



# The Green Barn, Ringshall, Suffolk, IP14 2HZ

Ringshall is a delightful Suffolk village with a primary school, St Catherines church and village hall host to a variety of activities including line dancing, table tennis, Pilates, dog training and craft club to name a few. The thriving market town of Stowmarket is approximately 5 miles which offers an excellent range of everyday amenities including a wide range of shopping facilities, schooling, cinema, sports and leisure centre together with a main line rail link to London's Liverpool Street together with convenient access to the A14 linking the Midlands, the East Coast Ports and London via the M11.

Nestled in the heart of the open countryside, The Green Barn is a charming, modern detached property offering privacy and tranquillity. Accessed via its gated driveway, the barn benefits from ample off-road parking and is complemented by gardens and grounds approaching 3.5 acres subject to survey.

## **A modern detached barn in a secluded semi-rural location together with generous grounds approaching 3.5 acres.**

This generously proportioned four-bedroom family home offers versatile accommodation designed for modern living.

### **Ground Floor**

A welcoming entrance hall with a cloakroom, built-in storage, and stairs to the first floor sets the tone for the property. A separate study/snug provides a peaceful workspace or reading nook. The spacious sitting room, with patio doors leading to the garden, is ideal for relaxation. The heart of the home is the open-plan kitchen/living/dining area. The kitchen boasts modern units beneath a solid wood work surface, featuring a double butler sink, large range cooker, and ample cupboard and drawer space. The adjacent living and dining area is perfect for family meals and gatherings, with access to the garden via glazed patio doors.

### **First Floor**

Upstairs, four double bedrooms provide plenty of room for family and guests, each featuring useful eaves storage. The principal bedroom benefits from an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

### **Outside**

The property includes a substantial gravel driveway, a walled patio area accessible from both the sitting room and kitchen and approaching 3.5 acres

of land laid to grass. Additionally, there is a 4.7m x 3m stable, alongside further useful outbuildings.

### **Location**

Set in a truly stunning countryside location, The Green Barn offers far-reaching views in every direction. Despite its secluded feel, the property is just a short drive from the nearest village, combining rural charm with convenience.

This is an exceptional opportunity to own a modern barn in one of the most picturesque settings in the region.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band D

**EPC RATING:** C

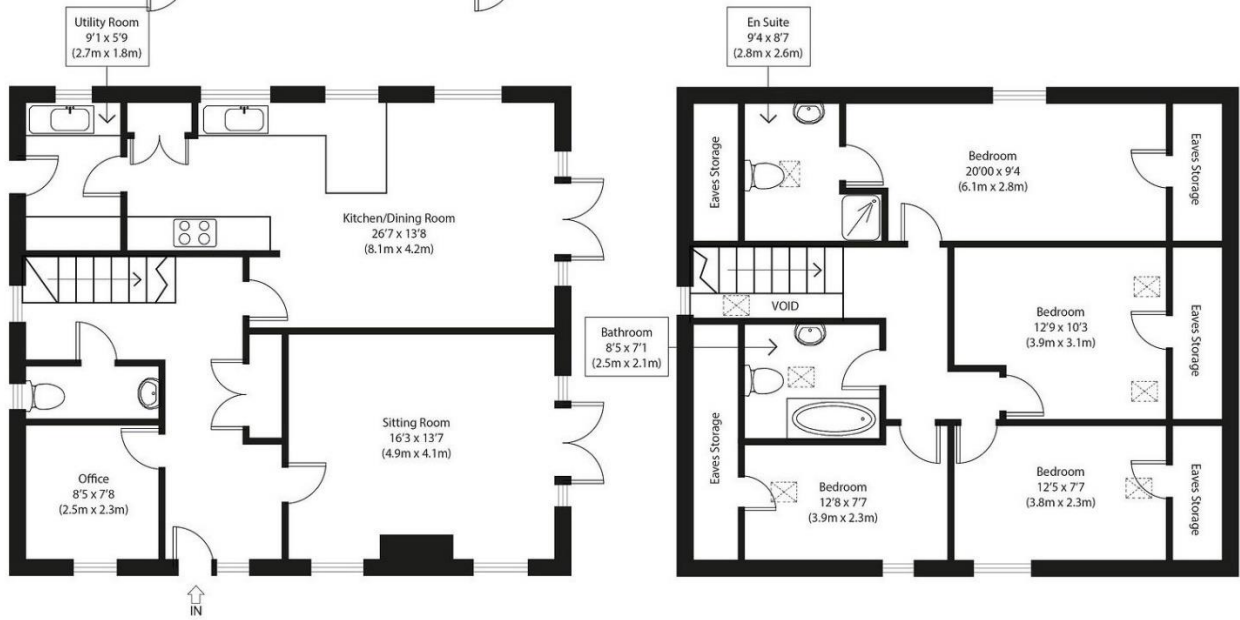
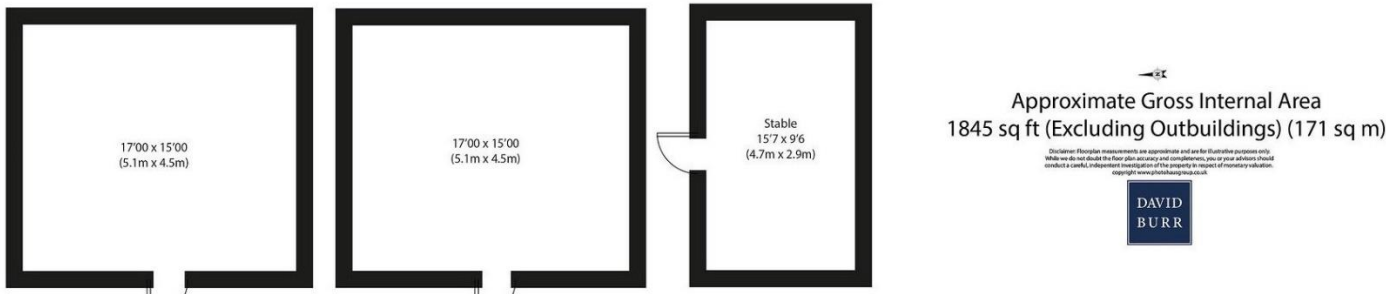
**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**AGENTS NOTE:** Our Vendor has informed us there is an uplift clause of 25% for any future planning on the two-acre paddock which lasts for 20 years

# The Green Barn, Ringshall, Suffolk, IP14 2HZ

**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.



Ground Floor

First Floor

