



Blackberry Barn
Base Green, Wetherden, Suffolk

DAVID
BURR



Blackberry Barn, Base Green, Wetherden, IP14 3LS.

Blackberry Barn is situated in a peaceful rural hamlet, approximately a mile from Wetherden and a short drive from the vibrant village of Haughley, offering local amenities including a village store, bakery, restaurant, and historic pub. The nearby market town of **Stowmarket (3 miles)** provides a direct rail link to London **Liverpool Street**.

Set within an exclusive enclave of barn conversions, Blackberry Barn offers an idyllic retreat from modern life. Positioned atop a gentle hill, this beautifully presented home enjoys breathtaking rural views and benefits from a high standard of craftsmanship throughout.

A charming detached barn conversion in a tranquil rural setting with far-reaching countryside views.

Key Features:

- Stunning countryside location adjacent to historic Wetherden Hall.
- Thoughtfully converted with modern comforts, including underfloor heating.
- Spacious living areas with vaulted ceilings and exposed beams.
- Landscaped walled garden with hot tub.
- Detached double garage and generous parking.
- Detached summer house providing additional outdoor space.
- Excellent transport links via A14 and mainline rail services from Stowmarket.

Property Overview:

Set within an exclusive enclave of barn conversions, Blackberry Barn offers an idyllic retreat from modern life. Positioned atop a gentle hill, this beautifully presented home enjoys breathtaking rural views and benefits from a high standard of craftsmanship throughout.

The barn's characterful interior seamlessly blends original features with contemporary living. The inviting **sitting room** (21'4" x 18'7") boasts a vaulted ceiling with exposed beams, an open brick fireplace with a log-burning stove, and French doors opening onto the garden. The **kitchen/breakfast room** (19'7" x 10'6") is well-appointed with an extensive range of fitted units, integrated appliances, and dual-aspect windows capturing picturesque vistas. A separate **utility room** provides additional convenience.

The property offers three well-proportioned bedrooms. **The master suite** (18'6" x 11'6") enjoys countryside views and an en-suite shower room. Two further double bedrooms (14'2" x 10'10" and 14'3" x 10'9") are served by a stylish family bathroom featuring both a bath and a separate shower.

Outdoor Space

The property is approached via a sweeping driveway, leading to ample parking, EV charging point and a detached **barn-style double garage** (18' x 18'). The gardens are beautifully landscaped, with a lawned front and side aspect, raised beds, and a southwest-facing walled rear garden complete with a paved terrace—ideal for alfresco dining. The **hot tub** is included in the sale. Additionally, there is a **detached summer house** adjacent to the double garage, providing further outdoor space, perfect for relaxing in the evening sun and enjoying the tranquil surroundings.

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AGENTS NOTE

SERVICES: Mains water, electricity and drains. Gas fired central heating; ground floor has the benefit of underfloor heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council

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

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

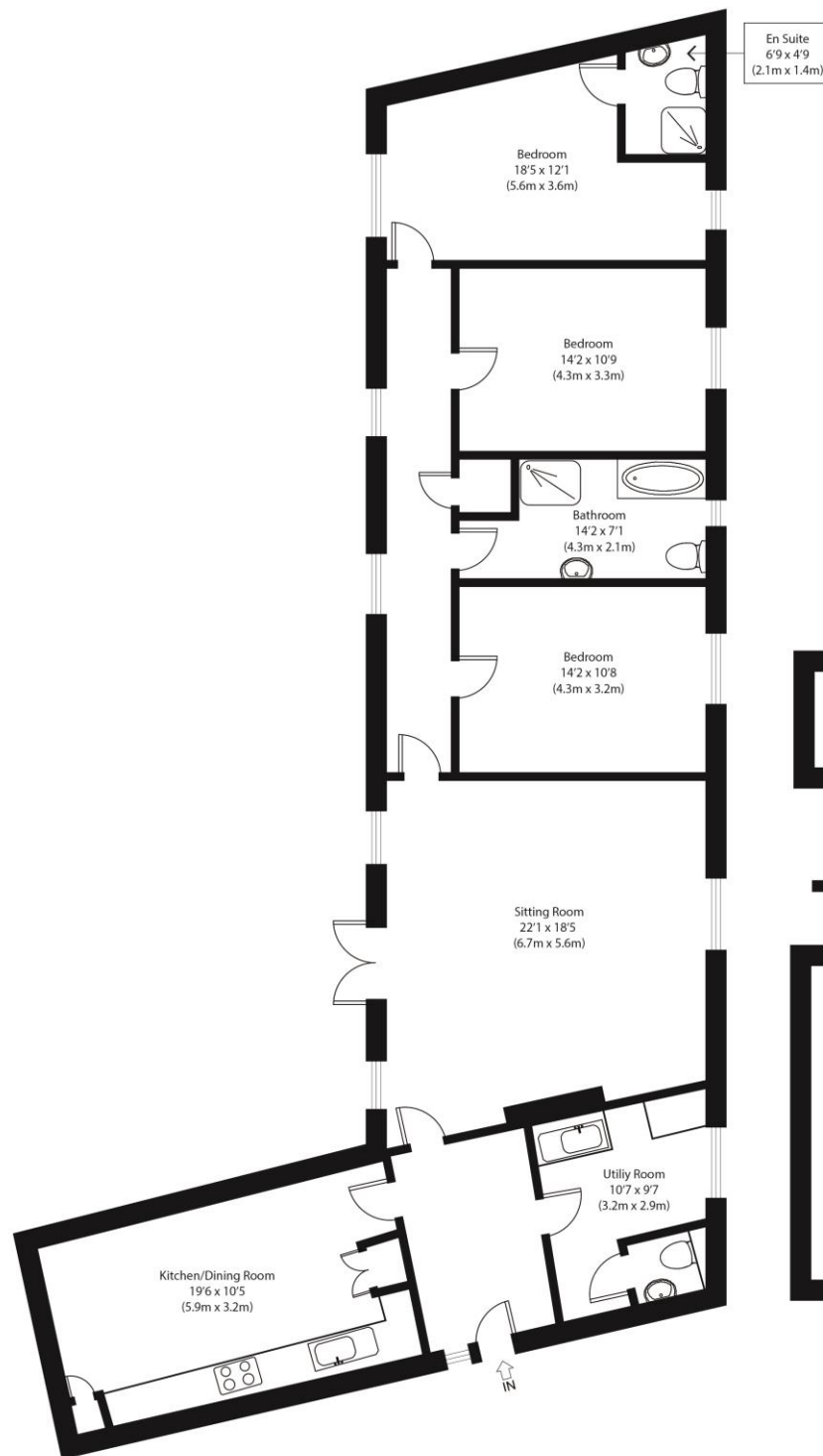
COUNCIL TAX: Band D.

EPC RATING: TBC

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Ground Floor

Approximate Gross Internal Area
Main House 1590 sq ft (148 sq m)

Outbuildings 430 sq ft (40 sq m)

Total 2020 sq ft (188 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.
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