



**Oaktree Farm & Oak Tree Barn**  
**Norton, IP31 3NL.**

**DAVID  
BURR**



# Oaktree Farm & Oaktree Barn, Norton, IP31 3NL.

## Listed farmhouse with accompanying barn for conversion (STP), set in approx. 2.3 acres of idyllic countryside

A rare and exciting opportunity to acquire two adjoining properties in an unspoilt rural setting, approached via a long private drive and surrounded by gently rolling Suffolk farmland.

Set within approximately 2.3 acres, Oaktree Farm and Oaktree Barn enjoy an outstanding setting rich in wildlife and natural beauty, with far-reaching countryside views, mature trees, and natural ponds providing a tranquil backdrop and enormous lifestyle appeal. Please note, there is currently a public footpath which crosses part of the property.

### Oaktree Farmhouse

Believed to date from the mid to late 16th century, this charming Grade II listed timber-framed farmhouse is brimming with character and potential. While the property was occupied until recently, it would now benefit from comprehensive modernisation throughout.

The accommodation extends to over 2,950 sq ft and includes two principal reception rooms, a study, kitchen, dining room, ground floor bathroom, and five/six bedrooms arranged over two upper floors, along with a first-floor cloakroom and family bathroom. This is a rare chance to breathe new life into a fine example of Suffolk vernacular architecture.

### Oaktree Barn

Situated adjacent to the farmhouse, Oaktree Barn is a traditional timber-framed Suffolk barn offering huge scope for conversion (subject to the necessary planning consents). Extending to over 2,500 sq ft, the barn presents a superb opportunity to create a separate residence, multi-generational accommodation or a striking extension to the farmhouse, subject to individual requirements and planning.

### Outside

The property is accessed via a long private drive, offering excellent privacy and seclusion. The plot extends to around 2.3 acres, made up of mature gardens and lightly wooded grounds that blend naturally into the surrounding farmland. The peaceful setting, with no immediate neighbours and uninterrupted views in all directions, is one of the property's most compelling features.

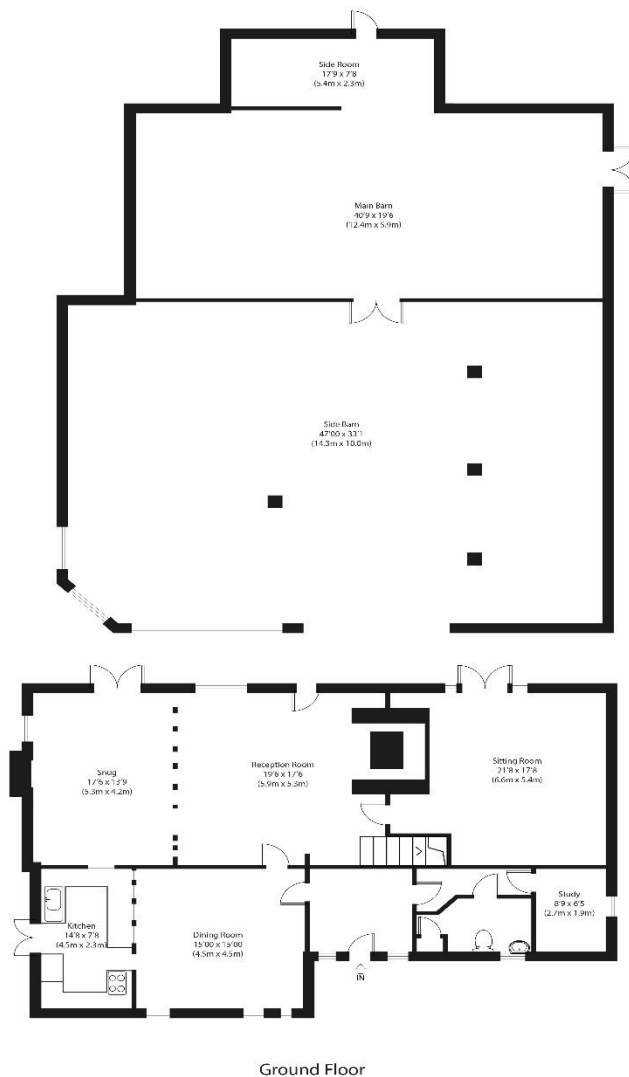
### Agents Note:

Although Oaktree Farm and Oaktree Barn are currently under separate ownership, both parties have agreed to a simultaneous sale. There is the option to purchase the properties either together or individually, subject to agreement.

**VIEWING:** Viewings are strictly by prior appointment only through DAVID BURR Woolpit office. Call 01359 245245 to arrange your visit and discover this exceptional new home that combines luxury, sustainability, and a welcoming village setting.

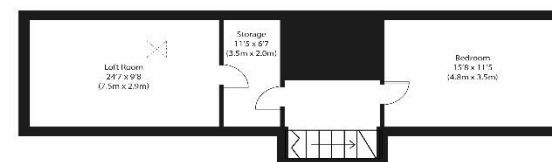
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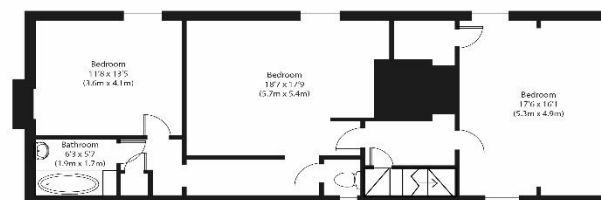


Approximate Gross Internal Area  
Main House 2955 sq ft (275 sq m)  
Outbuilding 2510 sq ft (233 sq m)  
Total 5465 sq ft (508 sq m)

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.photosharing.co.uk



Second Floor



First Floor



