



Newmans Green | Acton | CO10 0AB

FINE & COUNTRY

SELLER INSIGHT

“ We relocated from Scotland for work and had only planned to stay for two to three years, certainly not take on a renovation project. Then we found the house which had a country feel but was still close enough to Sudbury and Long Melford for local shopping and had easy access to London.

We are so pleased with how all the works turned out and decided to stay and enjoy the house. We then decided to throw ourselves into designing the garden.

We will most certainly miss the tranquil location and our lovely neighbours, but it's time for another project in Suffolk!

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

OVERVIEW

Nestled in the serene surroundings of Newmans Green, Acton is a stunning Grade II Listed Barn Conversion offering a blend of elegance and functionality. With approximately 3,940 sq ft of total accommodation, this exceptional home features a spacious lounge, inviting snug, a ground floor spacious bedroom with its own en suite and dedicated gymnasium, perfect for modern family living.

The stylish kitchen, adjacent to the dining room, is the heart of the home, ideal for entertaining. The first floor boasts three generously sized bedrooms, two of which include luxurious en-suite facilities, ensuring privacy and comfort. With additional outbuildings, including a double garage, workshop, and a fully functional guest annexe, there's plenty of space for family, guests, hobbies or additional storage.

Located in the picturesque Acton area, this property promises a lifestyle of tranquillity and sophistication.









STEP INSIDE

The ground floor effortlessly combines style and practicality, offering a contemporary home experience. The stunning bespoke kitchen is a central hub, featuring a spacious island, exquisite counter tops, and state-of-the-art appliances, perfect for culinary enthusiasts. The adjacent dining room, with its elegant, vaulted ceiling, is ideal for family gatherings and entertaining guests. There is a convenient utility room, perfect for keeping the home clutter-free and organized.

A generously sized lounge with exposed beams and a traditional fireplace adds warmth and charm, providing a perfect relaxation space. Additionally, the ground floor includes a snug (day room), a dedicated gym, and a further family room. The ground floor also offers a luxurious ground floor bedroom complete with its own en suite, providing privacy and convenience for guests or family members. Overall, the ground floor is a harmonious blend of elegance and functionality, providing a versatile and comfortable living space for every lifestyle need.

The first floor of this charming property is thoughtfully designed to provide comfort and luxury. It features three beautifully appointed bedrooms, two come with their own en suite bathrooms, ensuring privacy and convenience. One of the bedrooms is enhanced by a separate dressing room, adding a touch of elegance. The third bedroom is conveniently located near the family bathroom. A standout feature of this floor is the second sitting room, which boasts vaulted ceilings and offers a spacious and airy retreat for relaxation or family gatherings. This level combines functionality with style, making it a perfect sanctuary for rest and entertainment.

STEP OUTSIDE

The grounds are a delightful blend of functionality and relaxation, featuring a double garage, a large shed, and a workshop for practical needs. A separate, fully functional annexe, known as a But n Ben, offers a spacious retreat with a large bedroom, sitting area, kitchen, and bathroom, perfect for guests or additional family accommodation. The garden is a true outdoor sanctuary, boasting an outdoor kitchen for alfresco dining and a bespoke circular pod, providing a unique spot for relaxation amidst the lush greenery.

These diverse elements combine to create a versatile and inviting outdoor space, ideal for both leisurely enjoyment and practical pursuits.



STEP OUTSIDE

The driveway offers a welcoming and secure entry with its meticulously maintained gravel path, The gated access ensures privacy and adds a touch of sophistication to the property's entrance.

The ample space not only accommodates multiple vehicles but also enhances the overall curb appeal, providing both functionality and aesthetic charm to this exquisite home.

LOCATION

Located in the heart of the picturesque Suffolk countryside, this stunning Grade II listed Barn conversion offers an idyllic blend of tranquility and accessibility.

This charming rural retreat is perfectly positioned, being just minutes from the bustling villages of Acton, Sudbury, Long Melford, and Lavenham, all within a 1 to 3-mile radius.

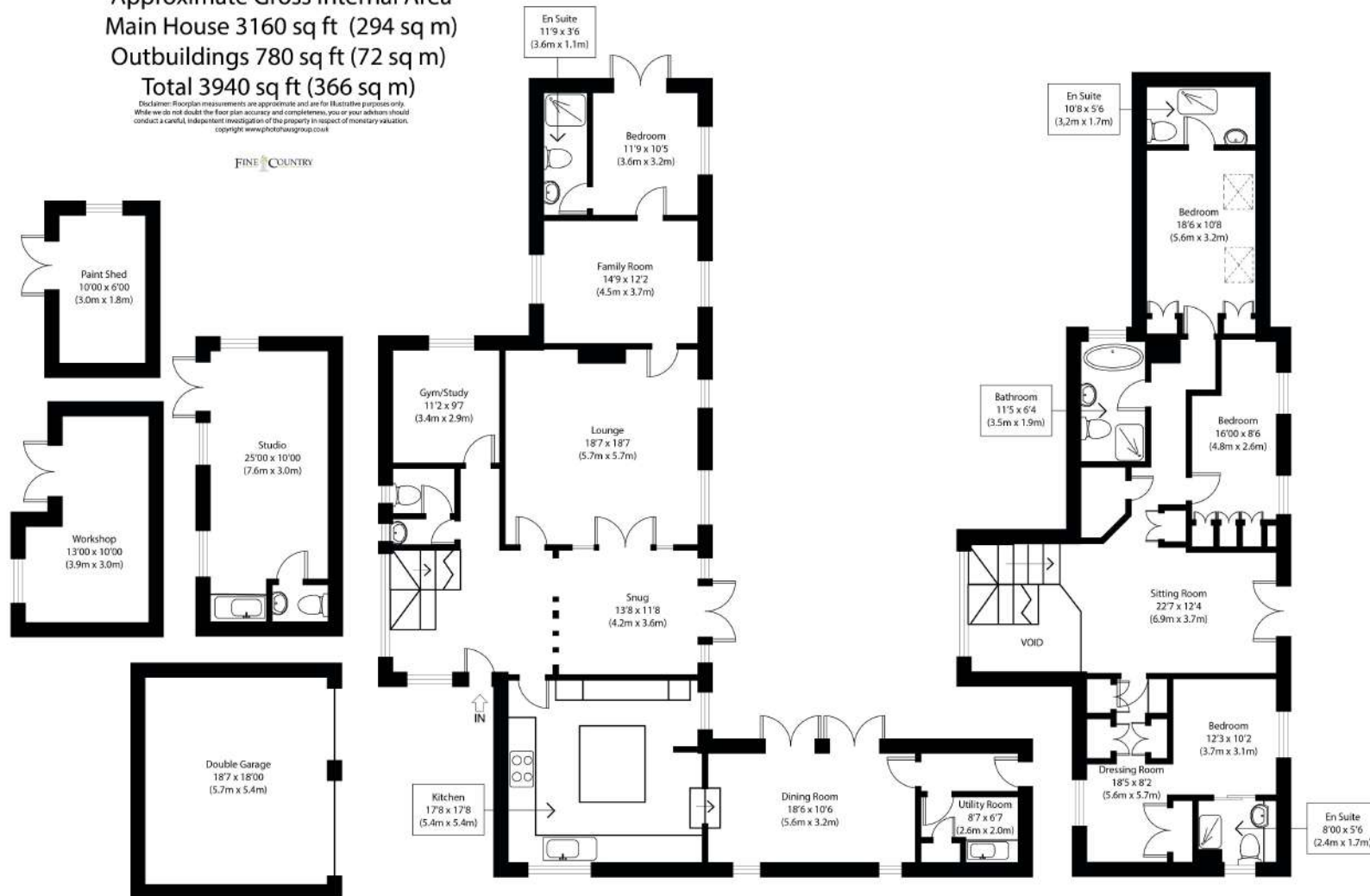
Residents can enjoy the peaceful surroundings while having quick access to a host of local amenities, including shops, dining options, and cultural sites, providing the perfect balance between countryside serenity and modern convenience.

With excellent transport links to Colchester, Bury St Edmunds, and London via Sudbury's mainline rail connections, this property is ideal for those seeking a countryside retreat without compromising on accessibility.

Approximate Gross Internal Area
Main House 3160 sq ft (294 sq m)
Outbuildings 780 sq ft (72 sq m)
Total 3940 sq ft (366 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

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SALES MANAGER

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