



Church Lane | Beaumont | CO16 0AZ

FINE & COUNTRY



# OVERVIEW

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This exceptional listed barn offers 4,320 sq ft of beautifully converted living space set within over half an acre of landscaped parkland gardens. The property seamlessly blends historic character with modern luxury, featuring five spacious en-suite bedrooms, an expansive open-plan lounge and dining area, and a striking panelled gallery that adds a sense of grandeur.

Designed for comfort and style, the barn benefits from underfloor heating throughout, complemented by LPG central heating, while high-end finishes and careful attention to detail ensure a truly elegant living environment. This remarkable home presents a rare opportunity to enjoy privacy, space, and sophistication in a highly sought-after location.

\* 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.













# STEP INSIDE

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Step through the double doors from the courtyard into a welcoming entrance hall, where you're immediately drawn toward a graceful archway that frames views of the garden. This space also connects to a practical utility room on the ground floor.

The heart of the home is a dramatic open-plan living area, where soaring ceilings and exposed beams evoke the charm of a converted barn, balanced with sleek, modern finishes. Rich herringbone wood flooring runs throughout, adding warmth and continuity. The kitchen is designed for both style and function, with garden-facing windows and doors that invite natural light and outdoor access. Cabinetry lines two walls, offering generous storage and housing integrated appliances including ovens, a warming drawer, and a large fridge-freezer. Elegant granite surfaces wrap around the space, including a central island fitted with a contemporary hob and discreet extractor system.

Flowing from the living area is a distinctive gallery space, featuring custom sliding doors that open onto the terrace and garden. Decorative wall panelling adds character, and a side door leads to the plant room for easy access.

The utility room is thoughtfully arranged with cabinetry and worktops on both sides, incorporating built-in laundry appliances and a stylish brass sink. Subtle lighting and ventilation complete the space.

Upstairs, the mezzanine offers a striking vantage point over the living area below, with a glass balustrade and skylight enhancing the sense of openness. From here, doors lead to several bedrooms.

One of the bedrooms features a vaulted ceiling and garden views, along with a walk-in wardrobe and a private en-suite fitted with a shower, basin, and toilet, all finished with modern fixtures.

Another bedroom includes built-in storage and a wardrobe, with an en-suite that showcases a freestanding bath, walk-in rainfall shower, and a sleek vanity unit. The design combines tiled surfaces with soft lighting for a spa-like feel.

A third bedroom enjoys views of the garden and includes a feature brick wall. Its en-suite is equipped with a dual-head shower, floating basin, and toilet, all complemented by contemporary lighting and ventilation.





# STEP OUTSIDE

One of the smaller bedrooms is fitted with farmhouse-style cabinetry and built-in appliances, making it ideal for flexible use. Granite worktops and integrated laundry facilities add practicality.

The principal bedroom is positioned at the front of the home, with arched windows overlooking the courtyard. It includes a walk-in wardrobe and a luxurious en-suite featuring a freestanding bath, walk-in shower, and a wide vanity unit with integrated basin and toilet.

Another bedroom is accessed via a charming corridor with a front-facing window and a cloakroom tucked to the rear. Inside, the vaulted ceiling and brick feature wall create a cosy retreat, complete with a walk-in wardrobe and an en-suite that includes a walk-in shower, floating basin, and toilet, all finished with stylish details.

## STEP OUTSIDE

At the rear, the extensive garden is laid to seed grass and enclosed by close-board and post-and-rail fencing with hedges, enjoying full-day sunshine and shaded spots from mature trees, while a large flagstone terrace provides ample outdoor seating; a side access track leads to a spacious parking area for several vehicles, and a timber-framed garden store (12'07" x 11'09") with weatherboarded elevations, slate roof, double doors, power, and lighting completes the space.

## LOCATION

The property is located on Church Lane in the quaint village of Beaumont, CO16 0AZ. Nestled in the scenic countryside, it offers a peaceful and picturesque setting, ideal for those seeking tranquillity. The village itself is rich in charm and history, providing a friendly community atmosphere. Despite its rural setting, Beaumont offers convenient access to nearby towns and amenities, striking a perfect balance between serene village life and accessibility to modern conveniences. For train services to London Liverpool Street, stations are available at Thorpe Le Soken, Wrabness, Mistley, and Manningtree, with direct trains taking approximately 55 minutes.





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