



Grier & Partners
— LAND AND ESTATE AGENTS —

BENTLEY OLD HALL BARN, OLD HALL LANE,
BENTLEY, IPSWICH, SUFFOLK, IP9 2LW
ASKING PRICE OF £665,000





INTRODUCTION

situated in a highly private position on the outskirts of the village of Bentley, this stunning converted barn completed by its owners in 1994, brings together fantastic outside space including a sheltered courtyard with well planned living space and modern amenities. The property offers three/four bedrooms over two floors and extensive scope for extension and alteration (stp). With no onward chain we highly recommend a viewing of this charming Suffolk home.

DIRECTIONS

from the A12 heading South take the first junction from Copdock and cross straight over the roundabout, stay left and turn first left onto Bentley Hall Lane. Continue on the road for over a mile and a half and turn left onto Bentley Old Hall Lane, the property can then be found after a mile of private track with parking to the side.





INFORMATION

completed by the current owners in 1994 to a high standard throughout and utilising forward thinking technologies for the time. The property benefits from insulation throughout, double glazed hardwood windows and doors and a LPG gas fired central heating system. Heating is via an underfloor system on the ground floor and radiators on the first floor. Drinking water is supplied via a deep borehole private supply (water testing booked). Drainage is via a shared private system. The freehold of the driveway is held by the local farmer with access granted for the property and neighbour with works carried out as required and the costs split three ways. Further right of vehicular access from the driveway to Bentley Woods (plan available at request).

SERVICES

- Mains electric is connected to the property
- Local Babergh District Council contact 0300 123 4000
- Council Tax Band – F
- Energy Performance Rating – E
- Standard broadband available via Openreach (www.ofcom.org.uk)
- 5G mobile phone coverage is available via EE, O2, Three and Vodafone (www.ofcom.org.uk)
- Check the flood risk in this area via - www.gov.uk/check-long-term-flood-risk

BENTLEY

is conveniently located for all major rail and road networks and provides a primary village school and community run shop and pub. The village is within the catchment for East Bergholt High School. There are several independent schools both in nearby towns and throughout the area. Comprehensive facilities including everyday shopping and doctors in the nearby village of Capel St Mary, approx 1 mile. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. Mainline railway station in Manningtree, about an hour to London Liverpool Street

ACCOMMODATION

over two floors, On the first floor:

LANDING

24'06 x 5'08 window to the rear, open into the double height sitting room benefitting from an abundance of natural light, door into:



BEDROOM ONE

18'02 x 15'08 glazed stable doors to the Juliet balcony to the side, loft access, ample room for king size bed, wardrobes and furniture

BATHROOM

7'07 x 5'10 WC, wash basin and inset bath with hand held shower

BEDROOM TWO

18'03 x 12'01 window to the side and rear, space for king size bed, wardrobes and furniture



On the ground floor:

BEDROOM THREE

12'10 x 8'09 window to the rear, wash basin to one side, door into the:

EN-SUITE

split into two rooms, to the left is the WET ROOM 6'06 x 3'01 a fully tiled room, rain shower from the ceiling, wash basin. And to the right is the WC 5'02 x 3'03

OFFICE/ SNUG

16x07 x 8'07 window to the side and rear, rear door out into the courtyard garden area. Fitted shelves and ample sockets help create this a versatile room

KITCHEN

17'09 x 9'08 front door from the courtyard garden, windows to the rear and side space for fridge/ freezer, electric oven with induction hob, space for dining table and side unit, door into the

PANTRY

7'08 x 4'00 with ample shelf storage, door into the:



COURTYARD HALL

10'00 x 4'11 door into the courtyard garden, inset sink unit, storage cupboards, door into the:

SITTING ROOM

17'10 x 13'03 double doors onto the patio in the courtyard garden, window to the rear. A special room with natural light from both sides of the property helping to fill the double height 16'00 ceilings. Door into ground floor bedroom suite, beautiful free standing log burner, fitted shelves





GROUND FLOOR WC

5'00 x 3'00 wash basin and wc, tiled to waist height

UTILITY ROOM

6'08 x 4'08 space for washing machine/ dryer, inset sink unit

REAR HALL

8'02 x 8'01 accessed from the kitchen and the sitting room, door into the utility room and ground floor wc, rear door into the back garden

OUTSIDE

The property is surrounded by just under an acre of parkland style grounds laid to lawn and meadow interspersed with a number of mature trees and shrubs. The highlight of the garden is the:

COURTYARD

with a personal gate from the front and open to the rear aspect taking in views over the countryside that surrounds the property, square box hedging surrounds well stocked flower beds with further flower beds enjoying a sunny sheltered spot to the side of the courtyard wall. Hardwood decking to side of the property and a range of glazed doors from the house draw the interior and exterior of the property together.

STORE

8'05 x 5'09 built of brick and wooden panelling, light and power connected, shelves and storage

POTTING SHED

8'04 x 5'09 built of brick and wooden panelling, light and power connected, shelves and storage

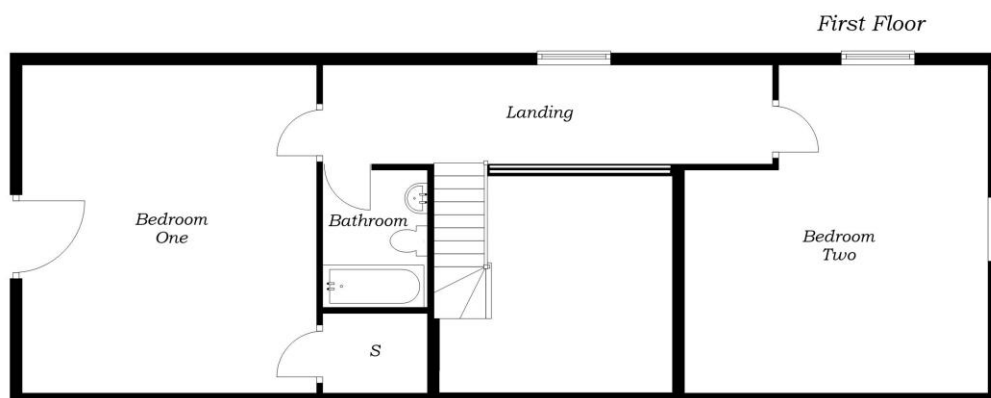
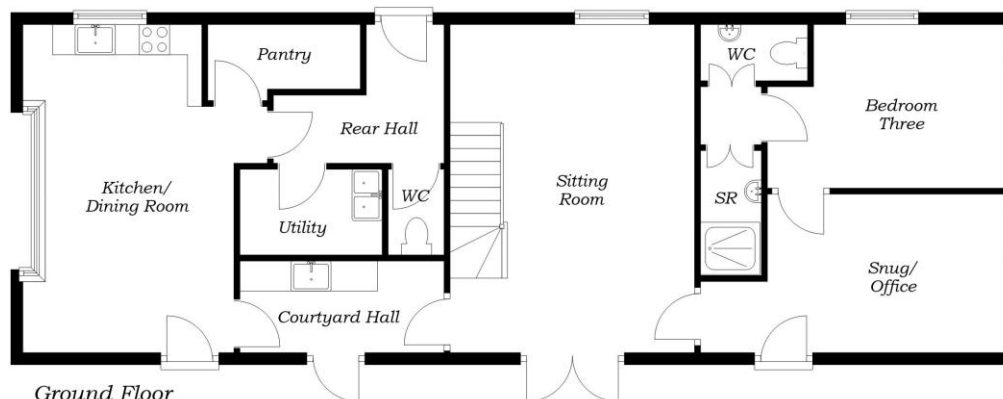
BOREHOLE WATER

The properties water supply is provided via pumped water abstraction from a private borehole located within the garden. The most recent test (carried out 18/09/25) indicates that water nitrate levels are higher than the recommended limit of 50 mg/l (reading 62.30 mg/l). Please contact the vendors agent Grier & Partners for the full water test report.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		