



POPLAR HALL BARN  
Low Road | Debenham | Suffolk | IP14 6BS

Guide Price £ 1,100,000 Freehold





# Poplar Hall Barn

A splendid opportunity to acquire a substantial and characterful five bedroomed detached converted barn situated in a prime hill top location about one mile from the village of Debenham. The accommodation extends up to approximately 3600 square feet and is in good decorative order. An early internal viewing is strongly advised.

This exceptional barn is approached via a long private driveway and sits in about 3/4 of an acre - with amazing views in all directions over open farmland. There is a sun trap courtyard garden and extensive open lawns, all enjoying a south facing aspect and enclosed by post and rail fencing. Two bay cart lodge and garaging - large shingle driveway/car parking area.

This magnificent barn dates back to circa 1850 and was totally refurbished in 1989 by a famous photographer working for The Guardian newspaper. Poplar Hall Barn is not listed and offers numerous benefits to include recently fitted colour coded UPVC double glazed windows & doors, a wealth of exposed timbers throughout, zoned oil fired central heating and alarm/CCTV systems.











## THE ACCOMMODATION

Large fully glazed solid oak front door with matching glazed panels to:

### Entrance Hall

Slate tiled floor. Radiator. Central Heating Controls/Thermostat. Inset spotlights.

Good sized walk in storage cupboard with water stop cock. Adjacent Boiler Cupboard housing oil fired boiler serving domestic hot water and zoned central heating system. CCTV monitor and control base. Window. Useful storage space. From entrance hall fully glazed door to:

### Inner Hallway/Lobby

Two spotlights. Slate floor. Stripped pine doors off to:

### Shower Room

Aqualisa shower within glass fronted fully tiled shower cubicle. Chrome electric heated towel rail. Inset spotlights. Slate tiled floor.

### Cloakroom

White suite comprising pedestal wash hand basin and close coupled WC. Slate tiled floor. Spotlights. Half tiled walls. Radiator. Window to courtyard. Fitted Blind.









## Family Bathroom

White suite comprising panelled bath with shower mixer taps, pedestal wash hand basin and close coupled WC. Curved glass shower shield. Fully tiled. Radiator. Inset spotlights. Window with blind to side. Slate tiled floor.

From Inner Hallway, fully glazed pine door to:

## The Kitchen/Breakfast Room

A really good size, square room with a heavily timbered vaulted ceiling and large upright oak beams. Fully glazed French doors and window opening to the Courtyard Garden. Single drainer stainless steel sink unit set in post formed work surfaces with light oak faced cupboards and drawers under. Integrated Bosch dishwasher. Cuisine master electric double oven with grill and 5 ring electric hob over. Stainless steel extractor hood/fan. Space for fridge/freezer. Radiator. Four pendant lights and further spotlights on dimmer switch. Pine flooring. Ample space for freestanding furniture and table and chairs for at least eight guests.

From Kitchen/Breakfast Room tall oak beams on red brick plinth lead through to the:









## Main Living Room

An amazing open plan entertaining space measuring approximately 40ft x 20ft with the oak frame timbers fully exposed. Large double French doors with matching side and over head glazed panels allowing ample natural lighting.

Large wood burner on stone hearth, heating the whole room with ease. A real feature. Many exposed oak beams to walls and ceiling. Pine flooring. TV and internet connection. Two radiators.

From Main Living Room a small pine staircase leads down to the lower second Living Room and two pine doors on the other side lead to the Inner Hall and Master Bedroom.



## Lower Living Room

Currently used as an office/games room with 3/4 sized snooker table with lighting over. Further spotlights on dimmer to ceiling. Exposed beams to walls and ceiling. Dual aspect windows with fitted wooden blinds.

Dual fully carpeted staircases with wooden bannisters lead up to two mezzanine bedrooms:



### Bedroom 4

Presently used as a single, but plenty of room for a double or a home office. Exposed beams to ceiling and walls. Wooden window blinds. Velux window/dual aspect. Radiator. Two ceiling lights. Fitted carpet.

### Bedroom 5

Velux window. Fitted carpet. Radiator. Two ceiling lights. Wooden window blinds.





## The Inner Hallway

Inset spotlight to ceiling. Light tunnel. Exposed timbers. Two radiators. Fitted carpet. Pine doors off to:

## Master Bedroom 1

Pleasant views over the courtyard and open countryside. Radiator. Feature loft hatch storage space/door. Large walk in wardrobe/dressing room cupboard with lighting and useful shelving and hanging rails. Oak beams to walls and ceiling. TV point. Fitted carpet. Connecting door to Main Living Room. Pine door to:



## En-Suite Shower Room

Fully tiled throughout. Large double shower cubicle with sliding glass partition. Aqualisa electric shower. White suite comprising pedestal wash hand basin and close coupled wc. Mirror, strip light and shaver socket. Chrome electric towel rail. Extractor Fan. Inset spotlights. Cream ceramic tiled floor.

## Bedroom 2/Guests/Annexe Lounge

Vaulted ceiling with many exposed oak beams to walls and ceiling. Two radiators. Full length glazed French double doors with matching side panels opening out to the courtyard garden. TV point. Terracotta tiled flooring. Velux window. Please note that there is sufficient ceiling height to add another mezzanine bedroom above.





Open plan staircase to Bedroom 3 and pine door through to :

### **Inner Lobby**

Ceramic tiled floor. Light. Cloaks rail. Pine door through to:

### **Second Bathroom**

White suite comprising wood panelled bath with shower mixer taps, pedestal wash hand basin and close coupled wc. Towel rail over radiator. Cream ceramic tiled floor. Mirror. Centre light. Extractor fan. Pine door to:

### **Utility/Second Kitchen**

Inset white Belfast butler sink set in solid wooden work surfaces with drawers and space under. Plumbing for automatic washing machine. Space for tumble dryer. Centre light. Built in airing cupboard housing Megaflo water tank with fitted immersion heater/controls/timer.

### **Bedroom 3**

Velux roof light with panoramic views over rolling countryside. Radiator. TV point. Centre light. Fitted carpet.





## OUTSIDE

There are uninterrupted panoramic views of open countryside from all areas of the gardens. The property sits proudly amongst a small hamlet of just four properties in a private and tranquil position. Poplar Hall Barn is approached via a tree lined avenue leading to a wooden five bar gate providing access to the property. There is a long driveway leading to a good sized shingle car parking area. Two bay cart lodge with good width and length - power & light. Attached garage with power & light.

The overall plot extends up to about 3/4 acre and is mainly laid to neat open lawns with shaped shrub and flower borders and a variety of young trees - silver birch, oriental and flowering cherry. The gardens are totally enclosed by post and rail fencing with mesh galvanised steel netting to keep pets in and unwanted wildlife out. Oval shaped natural pond with newly planted conifer borders.

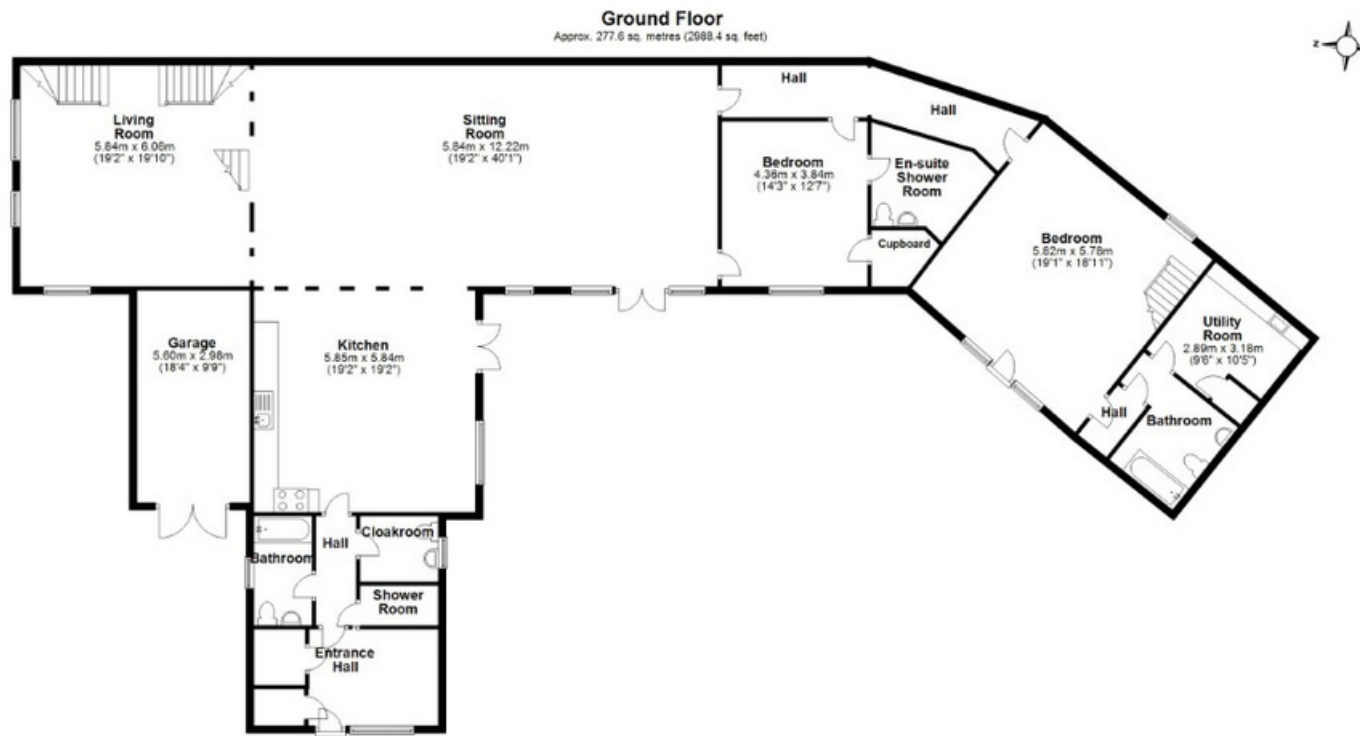
A further wooden gate and five bar gate lead through to the courtyard garden - offering total seclusion and super views over adjacent farm land. There is a good sized main patio area laid to York stone with adjacent raised secondary patio area with hot tub. Outside security lights and CCTV cameras all round. Outside water tap. Large garden shed - Approx. 14ft x 10ft, with ample power points and lighting. Concrete hard standing for boat.











Total area: approx. 333.4 sq. metres (3589.0 sq. feet)  
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 Plan produced using Plot123

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	48 E	
21-38	F		
1-20	G		

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## Services

We understand from the vendor that mains water and electricity are connected to the property. Oil fired central heating. Drainage is via Klargestor treatment system.

## Council Tax

Band H £ 2400 payable 2022/2023

## Directions

From Ipswich travel in a northerly direction on the B1077. At the junction with the A1120 turn left and then immediately right returning on to the B1077. Proceed into Debenham turning left into Low Road by the veterinary practice. Continue left on Low Road for about 0.8 mile, where the driveway for Poplar Hall Barn will be found on the left hand side.

## Viewing Arrangements

Strictly by prior appointment via the Vendor's Agent -  
Fine and Country

South Norfolk North Suffolk - 01379 646020

## Agent's Special Note

The vendor is Managing Director of Fine and Country Ipswich & Woodbridge. Please accept this notice as full disclosure.

## About The Area

The village centre of Debenham is just one mile from Poplar Hall Barn. The village has an extensive range of local amenities to include Doctors Surgery, Dentist, Cafe, Gift Shop, Antiques Shops, Newsagent, Butcher, Hairdressers, Public House, Baker, Large Hardware Shop and good sized CO-OP store (open seven days a week). There is a well supported Community/Leisure Centre, village Primary School and the highly regarded Debenham Academy High School. Regular bus services to the County town of Ipswich.

Debenham is about 12 miles north of Ipswich, 6 miles west of Framlingham and 8 miles east of Stowmarket. The main A140 trunk road to Norwich is just a few minutes away and the main A14 trunk road to Cambridge/Midlands is just 10 minutes drive. There are regular main line railway services from Stowmarket to London Liverpool Street - 85 minutes and from Ipswich 70 minutes.





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