



Granary Barn  
Clay Hills | Framlingham | Suffolk | IP13 9JJ

# RURAL RESTORATION



This stunning, superbly renovated timber-framed former granary / stables is estimated to originate from the 18th Century. As soon as you enter the barn the atmosphere hits you – warm, welcoming and authentic. Currently used as a three-bedroom home this barn can be flexible to your needs. The ground floor bedroom and bathroom have potential for multi-generational living, or to be used as a gym, teens lounge or games/playroom. The social spaces can be used in different ways too as required- currently zoned well but almost open plan these could easily be sectioned if needed. With utility room, great home office space away from the barn plus a peaceful rural plot with gardens, paddock and woodland this property offers all you need yet remains in easy reach of road and rail links.







# KEY FEATURES

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- Excellent Barn Conversion
- Superbly Renovated
- Substantial Plot
- Three Bedrooms – Two Up One Down
- Ground Floor Family Bathroom and First Floor Family Shower Room
- Bespoke Fitted Kitchen and Dining Area
- Useful Utility/Boot Room
- Three Bay Cart Lodge Including Office/Hobby Room
- Highly Recommended

The current owner was attracted to this barn by the peaceful rural, but not completely isolated location yet accessible to schooling, work links and everyday modern life. Popping into Framlingham town for the Tuesday/Saturday markets is a regular feature here, whilst Waitrose in Saxmundham is an easy hop.

## Step Inside

The entrance hall offers a practical space with room to hang coats and storage under the stairs. A beautiful oak stairgate protects upstairs from muddy paws and is a great safety measure for youngsters. Step into the spacious comfortable, dual aspect sitting room, with oak flooring linked and almost open planned with the kitchen/dining room, making this area a fabulous entertaining space, with room for a 10-seater dining table. Both the sitting room and the kitchen are west facing so great for watching magnificent blazing red sunsets. From the sitting room you find access to a hallway leading to family bathroom with gorgeous claw foot bath, marble tiling and dimmer lights, perfect for a long indulgent soak after a country walk. A ground floor bedroom with huge double doors to the garden completes the ground floor – currently used as a guest bedroom / day room this space would make a great gym, games room or play room too.

## Exemplary Refurbishment With Modern Touches

The current owner has stayed true to the roots of this charming barn, restoring it without compromise, whilst future proofing it to modern standards. A complete renovation was undertaken with floors replaced, new plumbing, and a complete rewire. Alongside the modern renovation work, the character of the barn is respectfully preserved with warm and welcoming oak flooring underfoot, beautiful colour timber frame, heritage radiators, with décor also in keeping with the barn's character, even the antique chandelier in the main bedroom was chosen to match the timber colour perfectly. The kitchen, crafted to house modern features such as the large fridge freezer but still having space for the AGA, and with stunning extra deep granite worktops, offers plenty of room to cater for a crowd. Clever storage options make the kitchen an aesthetically pleasing place to cook but practical for how we live today.









# KEY FEATURES

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## Exploring Upstairs

The staircase from the entrance hall leads to a bright airy landing with roof light and a contemporary shower room, with double sink, complete with ancient beams, beautifully tucked into this space. Turn right from the landing to find the bright principal bedroom with dual aspect windows and wonderful views towards Framlingham from the Juliet balcony. Turn left from the landing to find another large bedroom, dual aspect again and with roof light too along with beams of course.

## Step Outside

This handsome barn is set in wonderful grounds with separate outside areas to enjoy. The drive offers parking for several cars plus a double open cart lodge with a third space housing ingenious office space with its own kitchen, perfect for working from home, but providing the feeling of "going home" to the main barn after work. The cottage garden here reflects the historical property and is stocked with roses, delphiniums and lupins, providing a wonderful display in Spring. Raised beds for veggies and herbs, plus apple, plum, greengage and apricot trees make this home a winner for budding chefs, whilst an enclosed courtyard provides privacy for relaxing. All this complimented by post and rail enclosed paddock plus woodland offer plenty of space for friends and family to enjoy the outdoors. The woodland area attracts a multitude of wildlife including Woodpeckers, Wagtails, Owls, Deer and Hares bringing nature to your door.

## On The Doorstep

There is plenty to see right from your doorstep here, with country walks through fields or road available directly from the barn. Framlingham, best known for its fine Medieval Castle also benefits from a variety of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket and doctors' surgery. The town also benefits from Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College.

## How Far Is It To...

The world-famous Snape Maltings Concert Hall is nearby, and for bird watchers the RSPB centre at Minsmere is 15 miles away. Woodbridge (12 miles) and Aldeburgh (13 miles) both offer shopping and various amenities. Framlingham is only 12 miles from the popular coastal destinations of Southwold, Dunwich, Thorpeness and Orford. Both Manningtree and Ipswich Town are within easy reach and offer regular rail services to London's Liverpool Street.

















































# INFORMATION

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## Directions

Proceed from the Fine and Country Diss office along Park Road taking a right-hand turn at the roundabout onto Denmark Street. The property will be found on the left-hand side set back from the road.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///flight.sweetener.blows](https://flight.sweetener.blows)

## Services, District Council and Tenure

Oil Fired Central Heating

Sewage Treatment Plant

Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

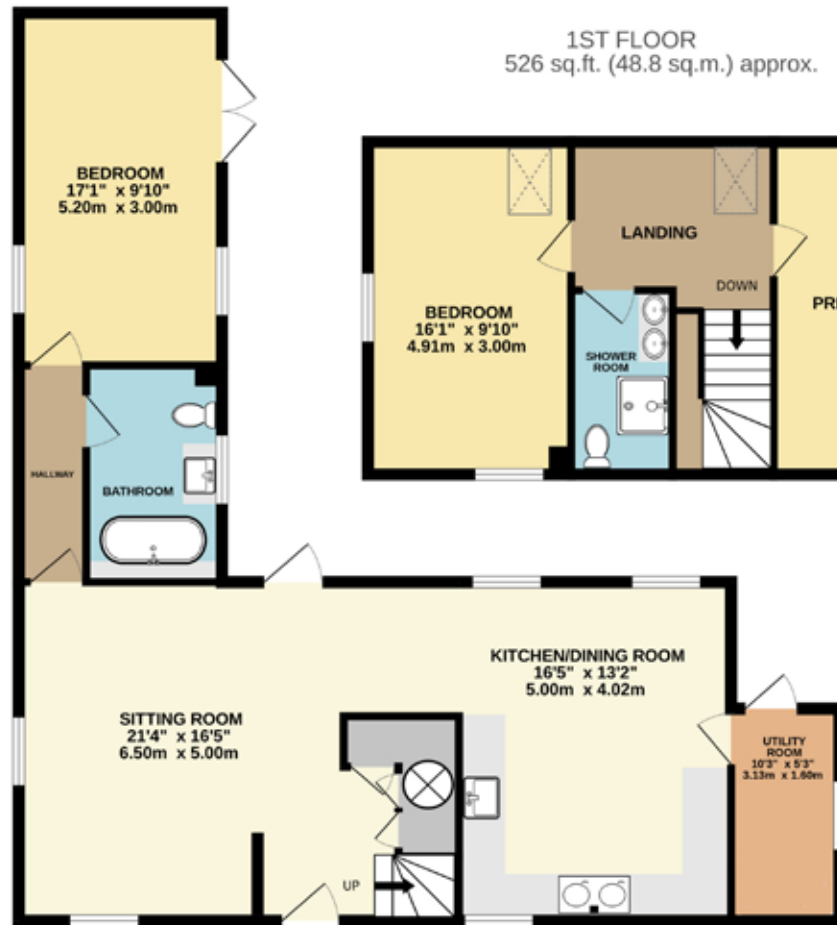
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check

East Suffolk District Council - Tax Band E Freehold

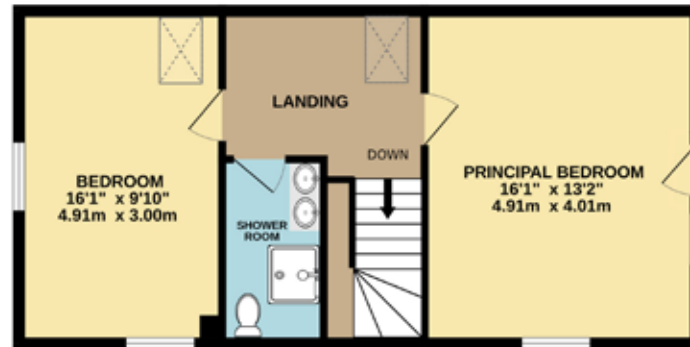
Tenure: Freehold



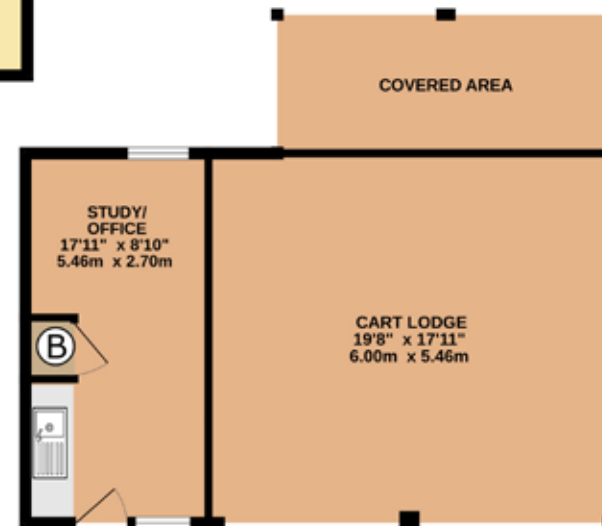
GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



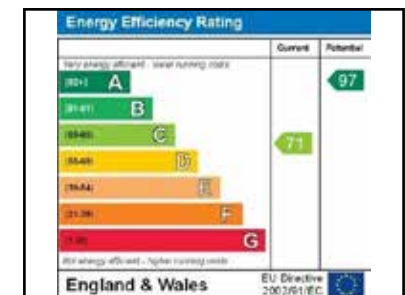
1ST FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1572 sq.ft. (146.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025  
Excludes Cart Lodge and its covered area



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

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To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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