



Rowleys Rest  
Wyverstone | Stowmarket | Suffolk | IP14 4SL

# PADDOCKS AND POSSIBILITIES



Nestled in the peaceful village of Wyverstone, this charming barn conversion sits on 5.5 acres (STMS) of fabulous grounds. Offering single-storey living, the home features an open-plan kitchen, dining, and living area, along with three comfortable bedrooms, including a principal bedroom with en-suite. Outside you'll find a large, fenced paddock, a sheltered courtyard, pretty gardens and raised vegetable beds, making it a fantastic choice for equestrians, hobbyists and self-sufficiency enthusiasts. A large garage offers the potential for an annexe (subject to planning). With abundant space, stunning surroundings and endless possibilities, this home is perfect for those seeking peace, space and buckets of potential.







# KEY FEATURES

---

- Wonderful Barn Style Home
- Single Storey Living
- Fabulous Grounds - Around 5.5 Acres (stms)- Equestrian Paddocks
- Excellent Large Garage - Possible Annexe Subject To Planning Permission
- Three Comfortable Bedrooms
- En Suite And Family Bathroom
- Charming Gardens
- Stunning Rural Location - Fabulous Wildlife Haven
- Open Plan Kitchen/Diner/Living Room
- Highly Recommended

## Highly Recommended

Set along a peaceful bridleway, this attractive single-storey barn is positioned on a generous plot surrounded by nature. With plenty of space to relax and enjoy the scenery, it's the perfect sanctuary for those seeking a quiet, rural lifestyle. Wildlife is abundant - you might spot deer grazing nearby or wake up to the gentle sound of birdsong. "We have a fantastic number of birds visiting. Rare turtle doves are regular visitors during the summer months", explains the owner.

The property benefits from underfloor heating and a thoughtfully designed layout, with an L-shaped configuration that wraps around a naturally formed courtyard. An exterior hallway runs along the inner edge of the home, creating a smooth flow between the indoor living spaces and the outdoors. If outdoor space is high on your list, you'll be delighted by the 5.5 acres of paddocks (STMS), offering plenty of room for horses, ponies, or even a few sheep, should you wish to embrace smallholding life.

## Step Inside

At the heart of this home lies the open-plan kitchen, living, and dining area. A convivial space where everyday life unfolds, whether you're cooking for guests, sharing a coffee, or debating who's on dish duty! The U-shaped kitchen makes it easy to juggle multiple tasks and the double-aspect layout bathes the room in natural light. French doors from here lead to the courtyard and garden, meaning you can nip out for home-grown veg with ease. The kitchen is equipped with an integrated dishwasher, a generously sized larder, and a range cooker - because no self-respecting rural home would be complete without one! A handy utility room provides space for your white goods as well as further garden access.









# KEY FEATURES

---

There are three bedrooms in the property. The principal bedroom boasts an ensuite bathroom, giving you a private sanctuary at the end of a busy day. The two additional bedrooms are equally sized and highly versatile, making them ideal for family members, guests, or even a stylish home office. These rooms are conveniently served by a modern and well-appointed shower room.

## Step Outside

If outdoor space tops your wish list, you won't be disappointed here. The 5.5 acres (stms) of gardens and fenced paddocks provide ample room for horses, ponies, or even a few sheep if you fancy trying your hand at smallholding life. A field shelter affords protection for animals and a mains fed water trough is a useful addition for anyone moving with horses. If equestrian pursuits aren't your thing, there's still plenty to love about the land. It's a blank canvas ready for all kinds of possibilities - gardens bursting with colour, space for outdoor adventures, or simply a peaceful haven where you can enjoy the great outdoors.

## Home Grown Haven

If you've ever dreamed of embracing the good life, this property offers the perfect opportunity to make it a reality. With raised beds already in place, you can get straight to growing fresh produce, ready to be transformed into delicious pickles and jams to stock in the spacious larder that comes with the home. And with plenty of land on offer, there's room to expand - add a thriving fruit orchard, raise chickens, or create the ultimate self-sufficient haven. The possibilities are endless! This lovely home is not without eco-credentials either, the solar panels not only reduce your carbon footprint but also come with a small feed-in tariff to help offset your energy costs. It's a win-win for both your wallet and the planet. The generous driveway provides ample parking for multiple vehicles and a large garage offers excellent storage as well as scope for an annexe conversion (subject to the necessary planning).

## On The Doorstep...

You'll find all the essentials just a short drive away in Bacton, including a local shop, GP surgery and a well-regarded primary school, making school runs quick and hassle-free. Bacton is also home to a 16th-century free house, The Bull, where you can enjoy delicious seasonal menus, friendly faces, and a wide range of real ales.

Wyverstone Village Hall, just moments from your doorstep, is a hub of activity. Hosting a wide variety of events, from fitness classes and movie nights to workshops and seasonal fairs, there's always something fun happening to get involved with.















































# INFORMATION

---



## How Far Is It To...

Stowmarket is just five miles away, offering supermarkets, independent shops and a mainline train station with direct routes to London Liverpool Street in 80 minutes. Whether you're commuting for work or planning a day out in the capital, you're well-connected.

For some culture and history, Bury St Edmunds is only 25 minutes away. Explore charming streets, take in a show at the theatre, or treat yourself to dinner at one of the many excellent restaurants. And for weekend adventures, the rich tapestry of Suffolk's landscapes, historic landmarks, and vibrant market towns offers something for everyone.

## 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... What 3 Words Location /booklets.flagged.structure

## Services, District Council and Tenure

LPG Central Heating

Mains Electricity And Water

Solar Panels with small feed in tariff.

Private Drainage – Treatment Plant

Broadband Available – Current Provider EE, 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

Mid Suffolk District Council – Band D

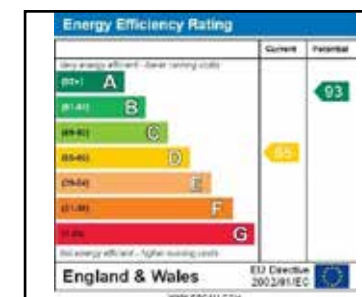
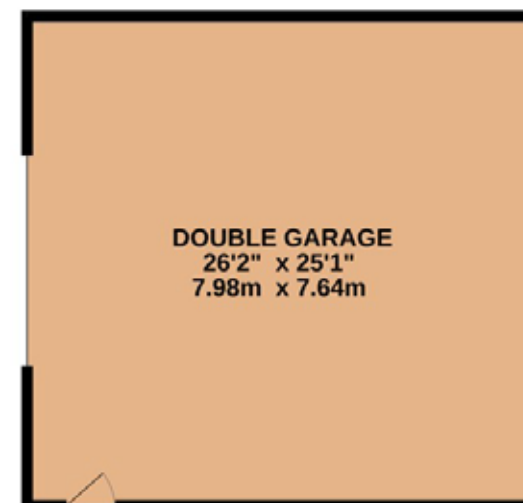
Tenure: Freehold

Agents Note: We are informed that there is a public footpath beyond the fence line of the paddocks.





**TOTAL FLOOR AREA (approx.)**  
Accommodation: 1144 sq.ft (106.3 sq.m) - Garage/Outbuildings: 956 sq.ft (88.8 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for Fine & Country Estate Agent.



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

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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

Striving to relieve homelessness.

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



Fine & Country Regional Office  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

