



The Barn
Denham | Eye | Suffolk | IP21 5EX

LIVING THE GOOD LIFE



This wonderful barn conversion is a rare find, combining spacious living with the beauty of the countryside. It is an ideal choice for families or anyone seeking a peaceful retreat with easy access to urban amenities. With four bedrooms, three bathrooms, two separate garden studios and plentiful social space don't miss the opportunity to make this exceptional property your own.



KEY FEATURES

- Magnificent Barn Conversion
- Wonderfully Reconstructed Around 20 Years Ago
- Excellent Dining Hall and Useful Study
- Super Kitchen Breakfast Room Plus Utility Room
- Two Ground Floor Bedrooms - Both En Suite
- Large Reception Landing
- Two Generous First Floor Bedrooms
- Family Bathroom
- Stunning Grounds Around 2.27 Acres (stms) With Stables And Two Studio Buildings

Exposed beams, wide timbered floors and a warmth that extends throughout the property means this home delivers absolutely all you would expect from a converted barn and more. The privacy of ground floor bedrooms each with its own ensuite, then the social space for family to come together plus your own nature reserve gardens means you can have it all here, whether entertaining, relaxing or retreating to privacy. Add to all this the three studio spaces, currently used for the arts but easily repurposed to a gym, working from home space, or garden rooms makes this a unique and exciting offering.

Step Inside

The charm begins immediately you open the front door, leading to an enormous reception hall offering lots of space for muddy boots, winter coats and getting everyone inside. From here you enter the stunning beamed dining room with floor to ceiling windows, and doors on one side to an internal hallway and the other to the kitchen. Turning left into the hallway leads to a cosy study, perfect for working from home and set away from the busy social kitchen. Next to the study is the formal drawing room with wonderful fireplace and wood burner, a favourite snuggling space in winter and with six beautifully crafted windows to let the light flood in. Going back to the dining room and through to the kitchen/breakfast room you immediately sense this is the hub of the home, with space to chat to guests whilst cooking and leading to the garden room which is a wonderful place for a morning cuppa, and faces east with a floor to ceiling glass wall. This room also links the two ground floor bedrooms. The smaller bedroom is dual aspect East to West so guaranteed light, and has the same wonderful, weathered beams as the rest of the home along with a stylish ensuite. The owners added the principal bedroom and an ensuite by converting the cart lodge, retaining the original footprint creating a stunning place of peace, with light, space and two gorgeous reclaimed arched windows, with bespoke wooden shutters. With patio doors to decking by the pond which overlooks the land, you can enjoy total tranquillity here.

Warm & Welcoming

The well-proportioned and versatile social spaces are perfect for everyday living, whether family barbecues on the terrace or entertaining a crowd. The drawing room with such high ceilings is ideal for large family Christmas gatherings with ceiling height to accommodate an enormous tree.





KEY FEATURES

The kitchen with its beautiful pamment tiled floor with solid timber, character cabinetry and granite worktop, has room for a large table and is ideal for social suppers, combining functionality with style. A huge electric range oven and induction hob complete this cooks kitchen. The stunning dining room with magnificent floor to ceiling windows offers a light bright space for more formal entertaining. The two ground floor bedrooms, each with own ensuite, offers privacy for guests to stay. The first floor, whilst configured as two bedrooms currently, could make a fantastic principal suite or teenagers floor perhaps using the smaller bedroom as a lounge. The convivial atmosphere of the whole house is aided by the sensitive use of materials, blending natural Travertine stone floors, Oak beams and flooring of Douglas Fir, reclaimed windows and a neutral palette in keeping with the original timber frame and lime plaster. Whilst de-listed 20 years ago the renovation ensured the integrity of this beautiful barn was preserved and the current owners have simply added to it.

Exploring Upstairs

The bright and airy first floor begins with the spacious landing with an ingenious working from home set up. This floor is home to a further two well-proportioned and versatile bedrooms with elevated aspects and set neatly in the eaves, both with fine exposed timber features, and sharing a huge deluxe family bathroom with beautiful bathtub and even space for a chaise longue. The larger bedroom also has a cleverly designed dressing room area.

Step Outside

Set back off a country lane the property sits within its own private grounds that wrap around it offering great sunny patios, veggie growing areas, fruit trees, wild flower meadows and paddock space. There are two studio buildings in the grounds, both of which have power and the ceramic studio also has water connected and a WC. It may be possible (subject to the usual consents) to link these two buildings together. When the owners first moved here they had horses and used the paddocks; one stable and tack room are still in situ, the others are converted to an art studio. The paddocks have been sown with wild flower seeds and rewilded in recent years becoming a haven for wildlife, in particular a population of voles, which in turn has encouraged birds of prey including, owls, kites, buzzards and sparrowhawks – a privilege to observe. For many years a family of ducks visited and made the pond their home. This year the family have returned with eight ducklings and provide hours of entertainment. Deer, foxes and hares visit too making this outside space a mutually enjoyable area for both humans and wildlife. The garden's orchard includes apple, plum, pear and cherry trees plus the patio wall has a grape vine running along it. The owners have enjoyed the fruits of their labours greatly, making cider, wine and elderflower champagne and cordials. The good life is here for the taking.

























INFORMATION



On The Doorstep

Found in a rural position, the property is located in the hamlet of Denham in an idyllic and sought after position. Denham is a peaceful village but still retains a real sense of community, with the Red Feather (social) Club holding regular events and the recently refurbished Denham village hall acting as focal points within the village.

How Far Is It To....

A variety of nearby villages add to the beauty of rural living in Denham. The attractive village of Hoxne offers a variety of amenities including a primary school, post office/shop, pub, church and village hall. Stradbroke also has a primary and secondary school, GP, butcher, baker and offers sporting facilities including a swimming pool, gym, and tennis courts. The market town of Eye has a secondary school, rated outstanding by Ofsted, as well as an art centre, GP Surgery, several shops, a pub, and just outside town, a hotel. More day-to-day amenities are found in Diss with supermarkets, vets, doctors surgery and dental practices plus a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Directions:

Proceed from the market town of Diss in a southerly direction along the A140 turning left at the roundabout signposted Eye. Follow the road into the centre of the town and continue through turning left onto Castle Street which then runs into Hoxne Road and then Cookley Road turn right onto The Street (signposted Denham Street) and the property will be found on the left-hand side.

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 <http://fact.steadier.guarding>

Services, District Council and Tenure

Oil Fired Central Heating with Underfloor heating to the Principal Bedroom and Principal Ensuite.
Mains Electricity, Water
Drainage – Private Treatment Plant
Broadband Available – please check www.openreach.com/fibre-checker for your provider.
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
Mid Suffolk District Council – Band G – Freehold
EPC D

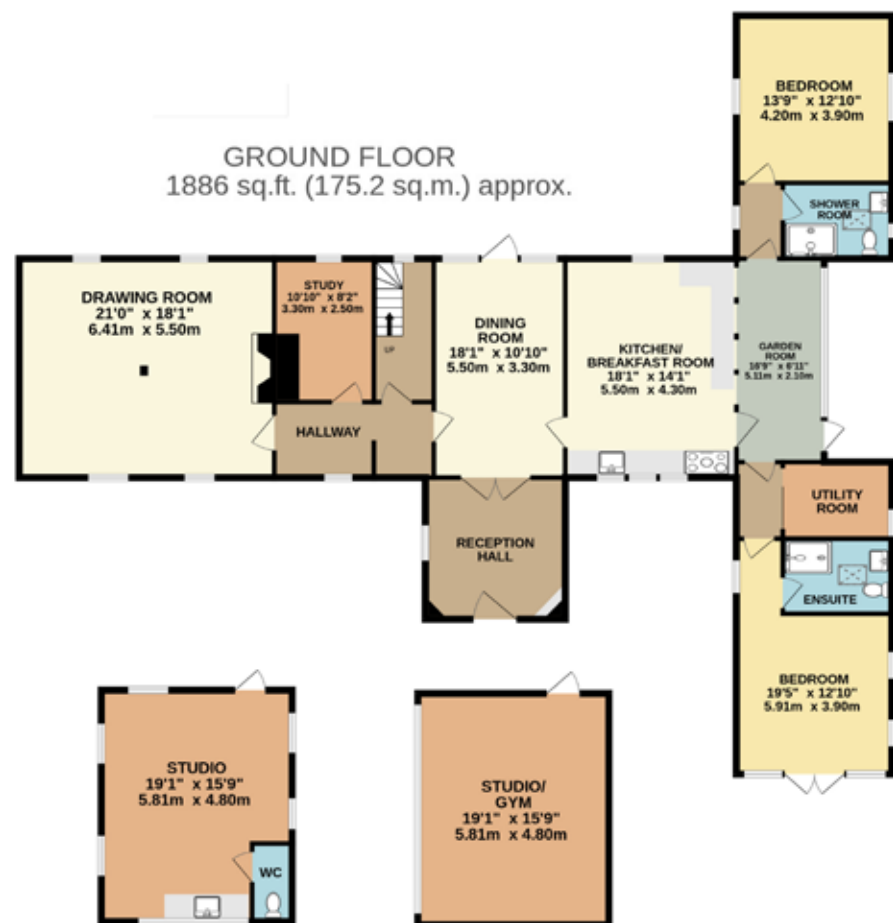


TOTAL FLOOR AREA (approx.)

Accommodation: 3095 sq.ft (287.5 sq.m) - Garage/Outbuildings: 1120 sq.ft (104 sq.m)

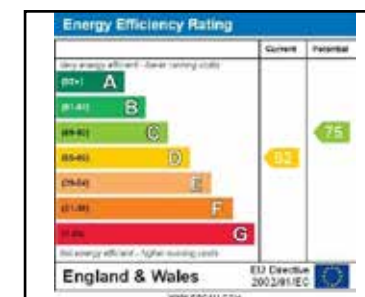
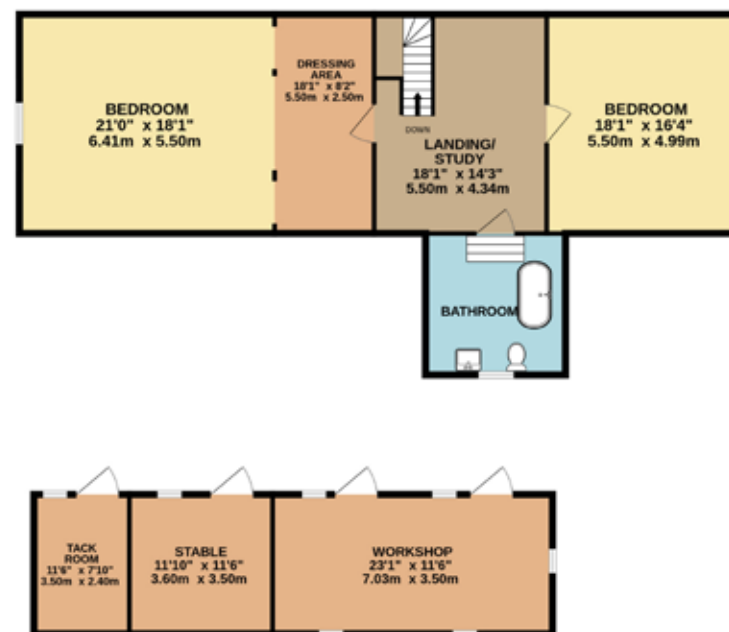
Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.



1ST FLOOR

1209 sq.ft. (112.3 sq.m.) approx.



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.



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