



Manor Grange
Fressingfield Road | Stradbroke | Suffolk | IP21 5NJ

AN IDYLIC RURAL RETREAT STYLISH, SECLUDED, SUPERB



This breathtaking, detached, 16th Century Grade II listed barn conversion offers the perfect blend of historic charm and contemporary comfort. Set in four acres (stms), this distinctive home offers quality, sustainability, and lifestyle. Seven bedrooms, three bathrooms, five bay cart lodge, workshop and opportunity for renovation/ business subject to the usual permissions, are all set in a vibrant village just five miles from rail links to London.



KEY FEATURES

- A Stunning 16th Century Grade II Listed Barn Conversion in Wonderful Grounds
- Extending to around four acres
- Seven Bedrooms; Five Ground Floor Bedrooms; Two First Floor Bedrooms
- Dressing Room; Two En-Suites and Large Family Bathroom
- Fabulous Fitted Aga Kitchen with Built-In Appliances; Pantry and Utility
- Spacious Drawing Room; Sitting Room; Dining Room and Study/Gym
- Extensive Lawns/Pasture Land, Ponds and Charming Landscaped Central Courtyard
- Five Bay Cart Lodge and Large Workshops
- Fast Electric Vehicle chargers, Superfast Broadband
- The Accommodation extends to over 4,600sq.ft

From the moment you enter, the home welcomes you with exposed beams, vaulted ceilings, stone and oak floors and a sense of warm grandeur. Here, well thought out aesthetics, spa-like bathrooms and flexible space offers room to grow, whatever your chosen lifestyle. The heart of the home centres around a beautifully landscaped central courtyard, providing natural light and indoor-outdoor living.

Step Inside

The entrance hall is a scene setter with glorious wallpaper, yet with practical space for coats and boots. A bedroom is found to the left, which could also make a great teens lounge or home office. Opposite the entrance hall is an enormous walk-in pantry plus utility/cloakroom, then a door takes you to the well-equipped kitchen with a central island and spacious breakfast area, exuding simple sophistication, yet still a practical space so guests can chat to the cook. A scene from Master Chef would not be out of place in this chef's haven with electric Aga, a bank of four integrated ovens and two combination microwaves – and with two dishwashers cooking for the masses is never a chore here. A door leads to the expansive dining room, with crafted stone floor and space for a snug too. From here glass and upright beams showcase the immense drawing room, vaulted, defined by craftsmanship and its heritage and with huge wood burner and floor to ceiling picture windows with views of the courtyard. This is a favourite space for the current owner who enjoys yoga practice here and it is the hub of the home at Christmas with the 12ft tree taking centre stage during the festive period. Two staircases run from this room to the first-floor bedrooms; one is currently used as a study/music room, but could easily be repurposed as or a gym, playroom or teens den and has stunning views over the fields. The smaller cosy sitting room is next and offers external doors to the front and back of the barn plus door to a cloakroom and another to the sleeping wing.









KEY FEATURES

Work: Relax: Recharge

A sense of ease and escape is felt at this barn and even if working from home, with ultrafast fibre broadband, remote working and streaming is seamless. The home office, cleverly placed with its own external door, allows visiting clients/colleagues without disturbing family life. This home has previously been used as a holiday let and lends itself well for further hospitality avenues with space for a marquee, a swimming pool and plug for a hot tub. If animals are more your thing, then equestrian opportunities exist with space for stables and menage, or for dog lovers this site would make a fantastic doggy day care venue with outdoor and indoor space a plenty. The property is also equipped for the eco-conscious buyer, with two fast electric car chargers already installed and paddocks morphed into wildflower meadows with pathways through, meaning less mowing and more wildlife. Sustainable living continues with the industrious array of veggie beds and quality greenhouse allowing you to be as self-sufficient as you like, grabbing a slice of the good life along with an apricot tree and a beautiful selection of rose beds.

Good Night Sleep Tight

The wonderful layout of this barn comes into its own with the sleeping arrangements. The principal bedroom is privately positioned at the end of the hallway, with elegant dressing room area and a fabulous ensuite shower room with a double sink and an enormous shower. This east facing bedroom boasts double doors opening into the gardens and just invites you to take a morning cuppa in the early peace of the day – with the added benefit of being able to walk the short distance to your car from this room! A recently updated bathroom suite with a free-standing bath is also featured in the second bedroom's own fully tiled ensuite. Two further bedrooms are on this hallway, bright and airy - each with a continuation of the exposed beams found throughout the rest of this remarkable home. They share the family bathroom which is truly luxurious. Never mind bathing the children, this opulent panelled retreat, with sumptuous free-standing bath, invites you to take a long soak with a glass of red, and a generous shower cubicle with rainfall shower which offers a spa experience. Two substantial first floor bedrooms, with beautiful beam work are reached via separate staircases from the drawing room, affording privacy for guests, or teens.





































INFORMATION

Step Outside

Found on a peaceful country lane and approached by a sweeping drive, with wildflower meadow land/paddocks to the right, you arrive at the large five bay cart lodge with two large capacity electric 22kw car charging points. The outbuildings here offer a multitude of options whether storage, further renovation for ancillary accommodation or home business use, subject to planning permissions. A gate leads to a further gravelled area and a fabulous, landscaped courtyard and lawn, enclosed by a sweet picket fence, perfect for keeping dogs and children in easy reach. Whether chasing the sun or searching for shade, entertaining, enjoying the solitude of an early morning cuppa or sunset views over your own wildflower meadow, this tranquil spot offers multiple areas for rest and relaxation. With four acres of pastureland, some turned into a gorgeous wildflower meadow with a labyrinth of pathways to wander, all enclosed by post and rail fencing, there is space all around. A greenhouse, pergola, and raised veggie beds provide "grow your own" enthusiasts with an absolute paradise. Life here embraces nature, with wildlife and a variety of birds enjoying the mature trees, shrubs, hedgerows and the two ponds.

On The Doorstep

The welcoming village of Stradbroke is just a few minutes away and has an active community with primary school, high school, and all you need for day-to-day modern life. Within the village is a GP surgery, a library, a community centre, a shop and two pubs. For exercise enthusiasts there is also a large playing field, three tennis courts, two bowling greens, a swimming pool, and a gym plus a fitness track and 12 miles of public footpaths to explore.

How Far Is It To....

Fressingfield and Laxfield villages are minutes away offering further eateries and amenities. Stradbroke itself is within easy reach of the historic market town of Diss, just eight miles away offering a whole variety of amenities, including supermarkets, dentist, doctors, vets, and schools. Rail links to London from Diss take approximately 90 minutes and Norwich is reached in 20 minutes. Framlingham with its historic castle, and the Suffolk Heritage Coastline villages of Southwold and Aldeburgh are just 30 minutes' drive.

Directions

From Diss take the A140 South then the first left on the B1118 towards Stradbroke then at Stradbroke T-junction by the church take the B1117 to Ashfield Green then turn left at Etheridge Nurseries. The property is along the road on your right sign posted Manor Grange at it's private driveway.

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 /// explains.iterative.saying

Services, District Council and Tenure

Calor Gas Central Heating
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Mid Suffolk District Council; Council Tax Band G-Freehold
Broadband Connection please check <https://www.openreach.com/fibre-checker>
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Tenure: Freehold



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