



Church Lane, Freckenham, IP28 8JF

**CHEFFINS**

## Church Lane

Freckenham,  
IP28 8JF

- Flint and Chalk block granary barn for conversion
- West Suffolk Council Planning permission granted ref DC/22/1073/FUL
- Superb example of a flint and chalk block barn.
- Completed development approximately 2400 sq ft.
- Attractive former farm yard setting
- Views over open farmland

A rare opportunity to acquire an imposing flint and chalk block period granary barn with detailed planning permission for conversion into a substantial 4 bedroom home which will offer accommodation of approximately 2400sq ft. Formerly part of Hall Farm and with a delightful approach via Church Lane, the property stands in an attractive courtyard shared with 3 adjoining homes with far reaching views to the rear over open countryside. South Barn is an outstanding example of a chalk and flint barn with exceptional uniformly cut "clunch" blockwork and is a partially completed conversion with new foundations and internal steel work installed and mains electricity, water and sewerage connected.

4 3 2

Guide Price £395,000





## LOCATION

FRECKENHAM is a sought after village conveniently situated 6 miles north of Newmarket, 16 miles north east of Cambridge and 16 miles North West of Bury St. Edmunds. Amenities include a public house, a village hall & a Church. Fordham & Isleham (3 miles) have more extensive facilities including a primary school and a range of shops.

## DESCRIPTION

South Barn is a truly exceptional example of a flint and chalk block granary barn with detailed planning permission for conversion into a substantial home situated in a former farm yard with views of the village church.

The conversion of the adjoining North Barn has been recently completed to an exceptionally high standard and now boast a wealth of exceptional character and a stunning contemporary design. The internal photographs are of the completed North Barn and are illustrative of the potential finishes and completed style and design for South Barn. The owners of the completed North Barn can potentially offer access to allow potential purchasers the opportunity to see an example of the finished design.

## INTERNAL RENOVATION WORK

The conversion of South Barn has commenced with foundations and the internal steel framework in place for the conversion. All Internal foundations, all storm drainage, all foul drainage, electricity supply, water supply and wiring for internet connections are in place. The Barn is a partially complete project and the current owners have indicated they will be prepared to complete the project on the purchasers behalf subject to negotiation and agreement on any additional costs.

South Barn currently has a 10 year warranty on the project which can be transferred to the new owners subject to the completion of the construction work to an agreed standard.

## EXTERNALLY

The approach to South Barn is through a shared courtyard formerly part of Hall Farm. The entrance to the barn benefits from it's own vehicular access leading to a private west facing courtyard with a 2 bay open cart lodge. To the east side of the barn is a substantial garden which will benefit from far reaching views over

adjoining farm land and countryside. The outside area is presently uncultivated and open plan with the adjoining converted barn next door.

## SERVICES

Mains water, sewerage and electricity are connected to the property.

## LOCATION

Hall Farm occupies a superb edge of village location. Approximately six miles north-east of Newmarket on the Cambridgeshire/Suffolk border, situated on the outskirts of the unspoilt village of Freckenham. Largely surrounded by farmland, the village has a public house, village hall and church. Chippenham Fen, a national nature reserve and the popular La Hogue Farm Shop and Café are located just outside the neighbouring village of Chippenham. The nearby towns of Newmarket, Ely and Bury St Edmunds offer a wide range of local facilities including shopping, hotels, restaurants, schools and leisure facilities, with health clubs, swimming pools and golf clubs. Cambridge is approximately eighteen miles away and has excellent schools, shopping and other facilities. There is easy access to the A14, A11 and M11 and via these to the national road network. There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Cambridge North, Ely, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately an hour's drive.

## SALES AGENTS NOTES

Tenure - Freehold  
Council Tax Band - TBC  
Property Type - Barn Conversion  
Property Construction - Brick, flint and clunch  
Number & Types of Room - Please refer to the proposed floorplans  
Square Footage - Approx. 2,400  
Parking - 2 bay cart lodge

Utilities / Services

Electric Supply - Mains  
Water Supply - Mains  
Sewerage - Mains  
Heating sources - Air Source Heat Pump  
Broadband Connected - To be connected  
Broadband Type - Superfast broadband available in the area  
Mobile Signal/Coverage - Good

Please note the title plan will need splitting during the conveyancing process as currently South Barn is on the same title as the adjoining North Barn.

Restrictions - The property is subject to certain restrictive covenants - please refer to the land registry title highlighted in the property overview for more information.  
Conservation Area - Yes  
Planning Permission - West Suffolk Council Ref. No: DC/22/1073/FUL  
Building Safety - An asbestos survey has been carried on the property and is available to interested parties upon request and the property is not at risk of collapse.  
Accessibility / Adaptations - The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.



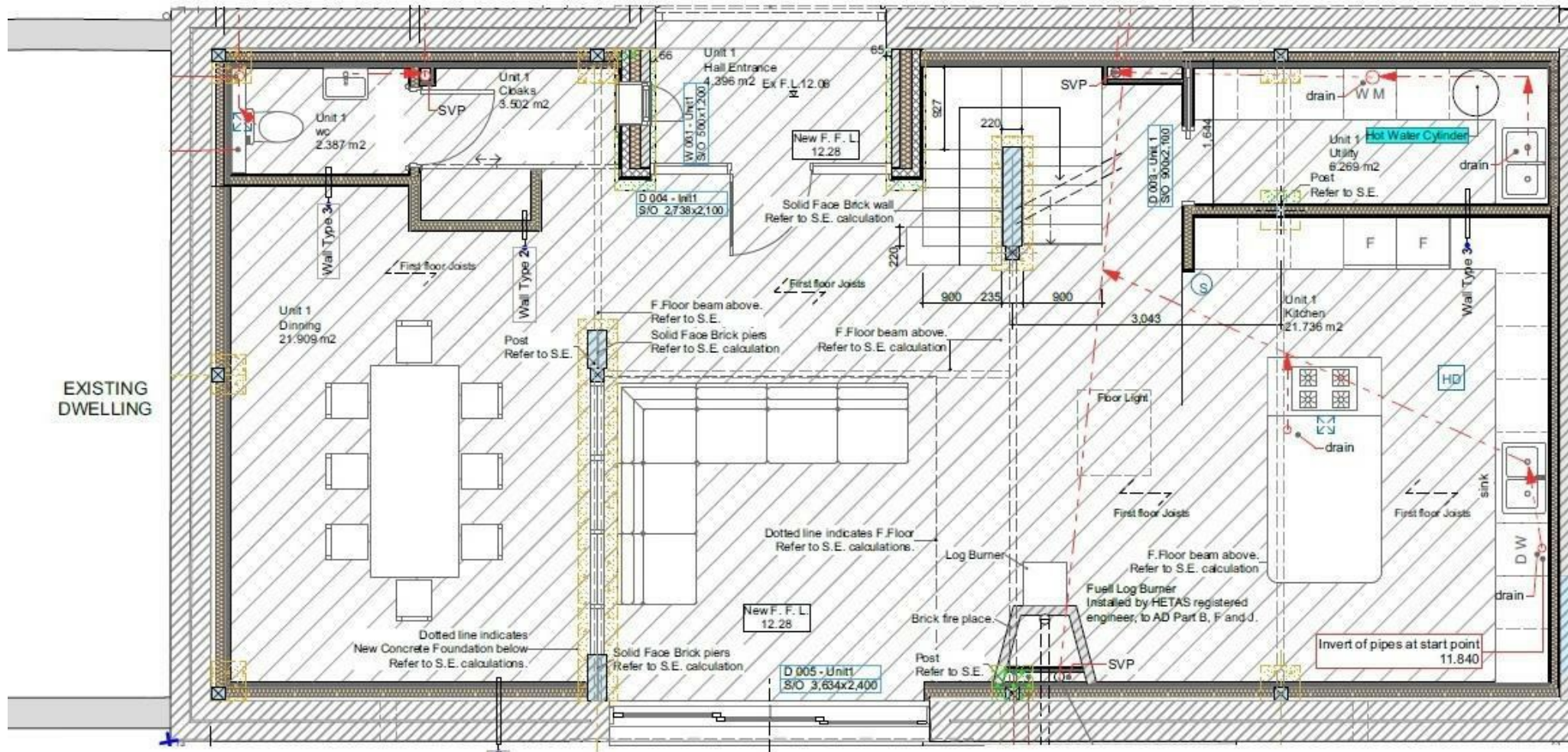
Guide Price £395,000

Tenure - Freehold

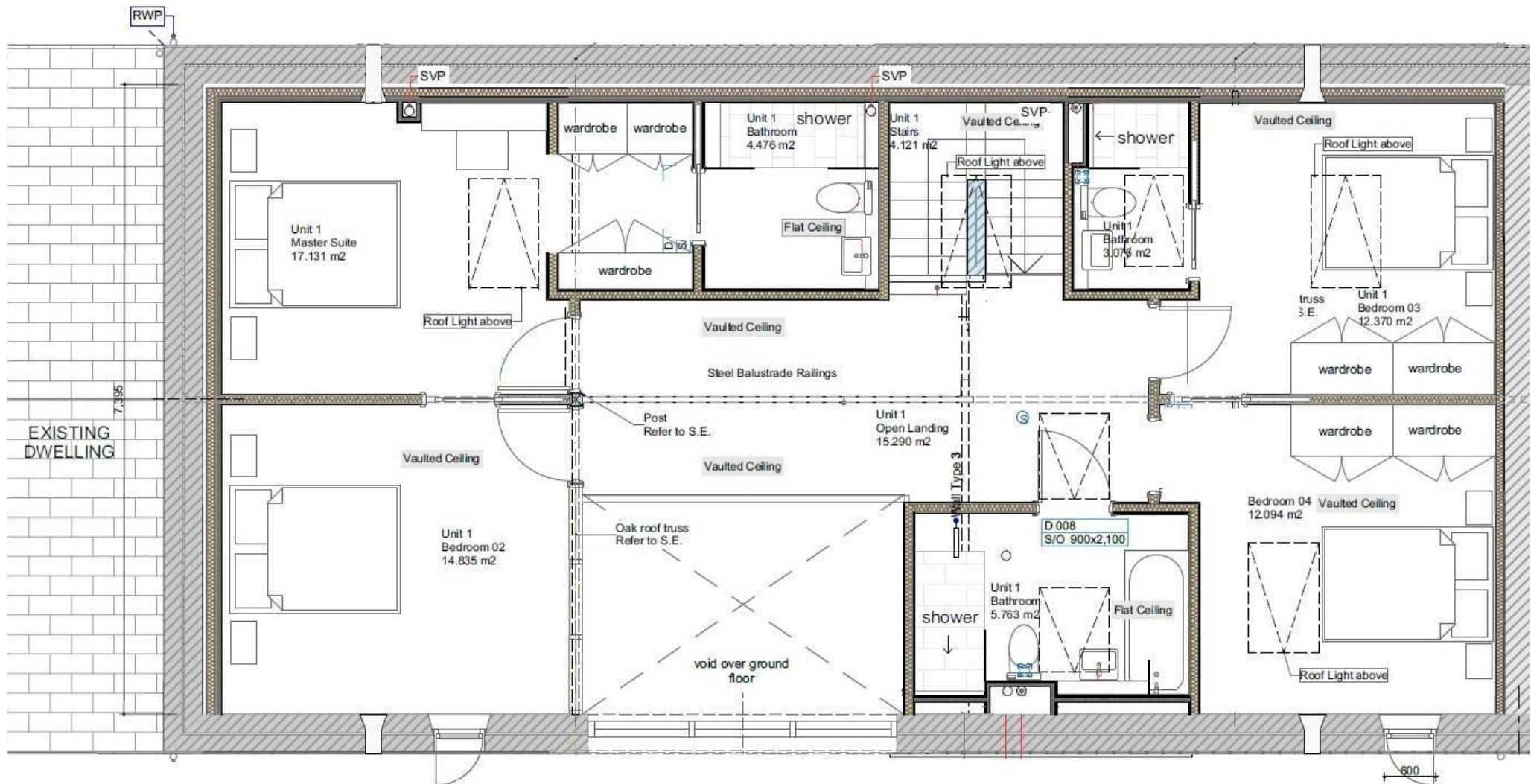
Council Tax Band - New Build

Local Authority - West Suffolk

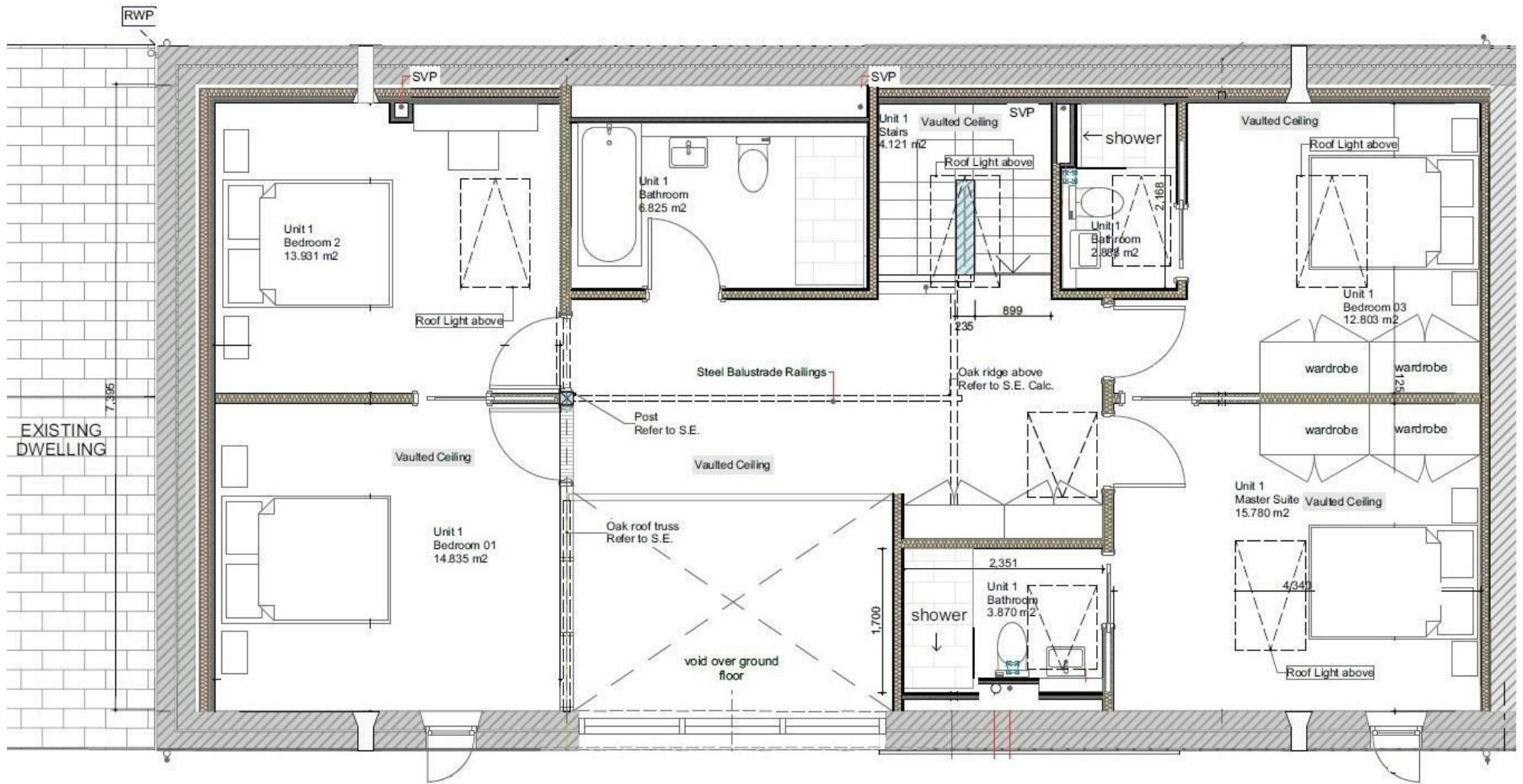




**Ground Floor**



**First Floor - 4 Bedroom (option A)**



**First Floor - Bedroom 4 (option B)**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.