



Four Oaks

Lowes Hill, Kelsale Cum Carlton, IP17 2PQ



This superbly presented and newly converted Barn conversion offers individuality along with occupying a plot totaling 1.6 acres (sts) in a stunning position with unrivaled views over farmland to the rear.



guide

£1,200,000



1.6
acres



x4



x3



B

at a glance

- A newly converted 4 bedroom contemporary barn conversion
- Situated in a rural position nearing the end of a single track road
- B Energy Rated with ASHP
- A roof terrace with far reaching views over the gardens and farmland
- Finished to a high specification throughout
- An impressive open plan main reception room overlooked by first floor landing
- An outbuilding consisting of a treble carport with room above offering flexible usage
- Outside kitchen and covered entertaining area
- Large patio overlooking the rear gardens and abutting farmland
- Set in grounds of 1.6 acres (sts)



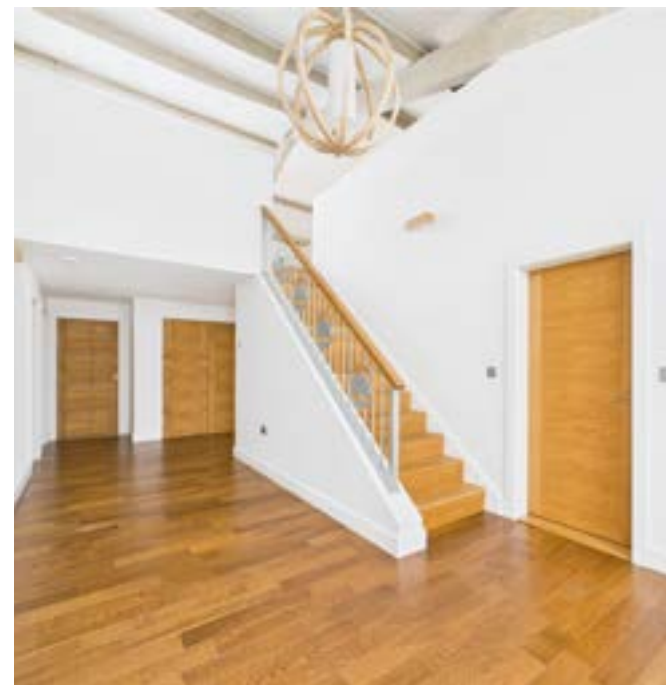
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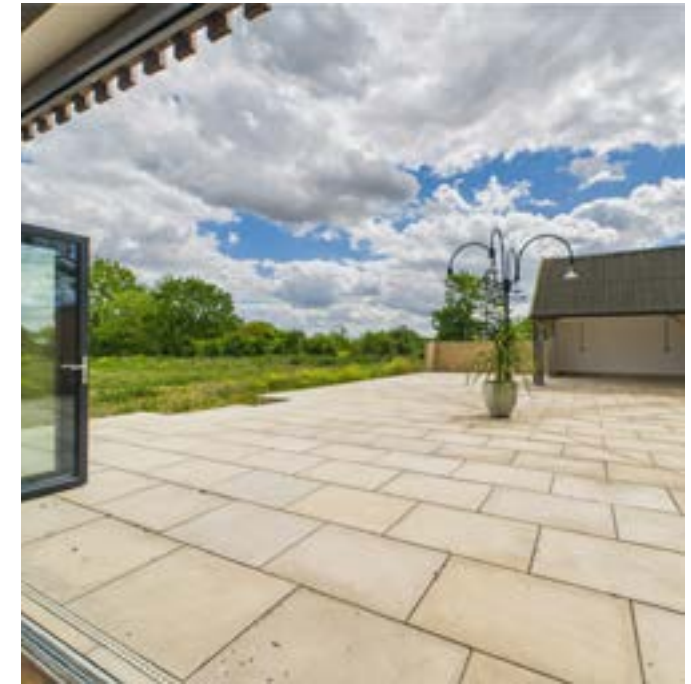




set foot inside

Four Oaks which has recently been completed, offers a unique opportunity to own a former farm building that's been transformed into a one of a kind conversion situated in rural Suffolk. The property which retains its original concrete frame with the addition of modern highly insulate materials now boasts a B Energy Efficiency rating.





Converted to a high specification throughout the barn now offers extremely spacious and flexible accommodation throughout comprising of - a large entrance hall which offers access to the four ground floor bedrooms, two of which benefiting from en-suites and in addition a large family bathroom. The 10m x 9m main reception room which is fully vaulted consists of a fully fitted kitchen, large windows overlooking the garden and bi-fold doors to the patio area, which really is the main focal point of this stunning property. In addition to this there is a good size utility room.



the first floor

On the first floor there is a good size reception area that also boasts a kitchenette offering flexible usage such as an entertaining or office area. There is a further area which could be used as storage leading to the plant room. In addition to this there is a stunning roof terrace area overlooking the rear garden and farmland - a real must see! The property is further enhanced with an Air source heat pump delivering underfloor heating to the ground floor and radiators to the first floor.







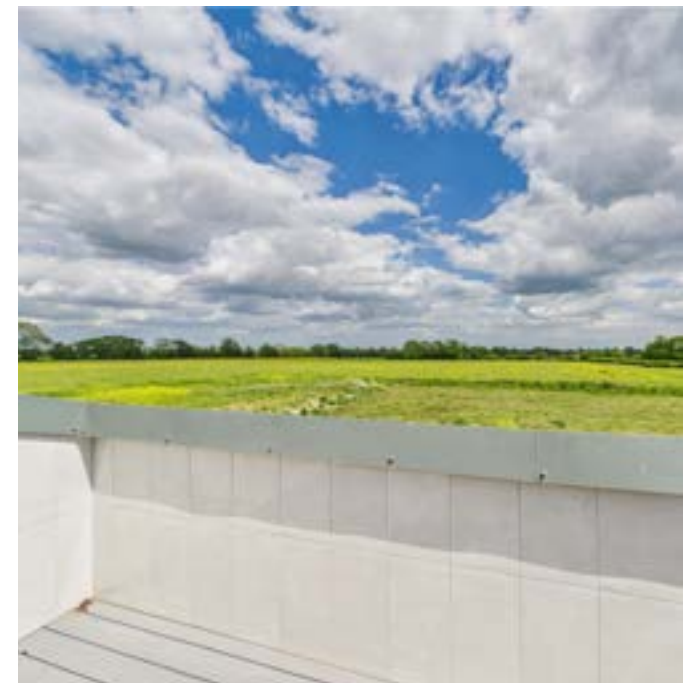
outside living

The detached building consists of a treble bay cart lodge with an EV charger and room above measuring 5.36m x 9.60m, offering flexible usage for the incoming purchasers. Adjoining the cart lodge is an outside kitchen with covered reception area and a WC. This opens out onto the expansive partly walled patio area overlooking the rear gardens and farmland. In all the property is set in grounds of 1.6 acres (sts) and will be topped and grass seeded.



Externally and approached via a single farm track, the property is towards the end of a no through lane with only one near by neighbour. To the front of the property you'll find a large shingled parking area leading to the impressive outbuilding.

We strongly advise a viewing to really appreciate all it has to offer and most notably the position, plot size and high specification. It really is an opportunity to own a truly one off property.



surrounding area

Four Oaks is located at the end of a long track and positioned midway between Kelsale and East Green. The historic village of Kelsale, with its varied mix of period properties, has an active local community and stands just 8 miles from the beautiful Suffolk Heritage Coast. Nearby Saxmundham (1.5 miles) provides a full range of local shopping and commercial facilities, together with both doctors and vet practices. The town has a Waitrose store, and its rail station provides regular, soon to be direct, service to London's Liverpool Street Station (via Ipswich). The A12, which bypasses both Saxmundham and Kelsale, provides direct links south to Woodbridge, Ipswich and the country's main road network beyond.

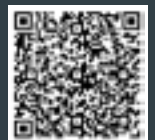


services

Mains water and electricity and the heating is served by an Air Source Heat pump.

Sewage is provided by a private sewage treatment plant (newly fitted)

See more information online. Material Information brochure below.



ground floor

Hallway	7.53m (24'8") x 3.21m (10'6")
Master Bedroom	5.64m (18'5") x 5.57m (18'3")
En-Suite	3.16m (10'4") x 2.19m (7'2")
Bedroom 2	3.38m (11'1") x 3.96m (13'0")
En-Suite	2.16m (7'1") x 1.40m (4'7")
Bedroom 3	3.43m (11'3") x 5.57m (18'3")
Bedroom 4	4.18m (13'8") x 3.15m (10'4")
Bathroom	2.47m (8'1") x 4.35m (14'3")
Kitchen/Reception Area	10.22m (33'6") x 8.92m (29'3")
Utility Room	3.73m (12'3") x 1.53m (5'0")

first floor

Kitchen/Reception Area	12.83 (42'1") x 9.80 (32'1")
Balcony Area	4.31m (14'1") x 4.01 (13'1")
Further storage	(restricted head height)
Plant Room	4.36 (14'3") x 1.64m (5'4")

outside

Treble Bay Cartlodge	9.48m (31'1") x 5.93m (19'5")
Room above Cartlodge	5.26m (17'3") x 9.60 (31'5")
Kitchen/Reception Area	8.75m (28'8") x 4.91m (16'1")
WC	

ground floor



first floor



external area



cartlodge ground floor



cartlodge first floor



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

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