



CLEVES HOUSE
WILLOW FARM ROAD. IP14 4QU

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An outstanding barn conversion opportunity with planning permission in a delightful rural setting.

Stowmarket 7.3 Miles | Ipswich 18.8 Miles | Bury St. Edmunds 19.1 Miles | Norwich 33.4 Miles
(All distances approximate)

The property consists of a plot of 1 acre with planning permission for the conversion of agricultural barn to form 1 dwelling, erection of new triple cart-lodge, formation of new vehicular access/driveway and change of use of land to residential garden (following demolition of outbuildings)





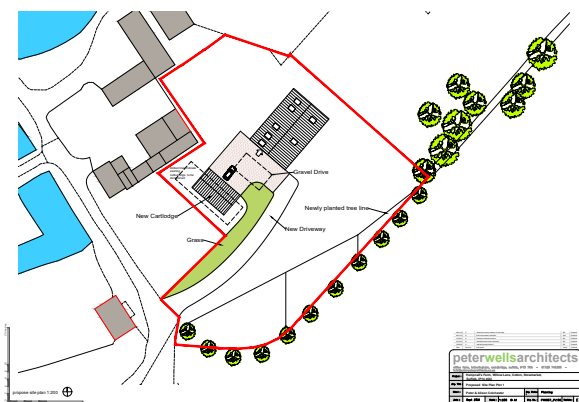
Planning permission has been granted under reference DC/22/05954 for the conversion of the barn to provide a 5 bedroom, 5 bathroom house of 4090 sq. ft. plus the triple cart-lodge. The layout has been designed to be as flexible as possible with the provision of a superb open plan kitchen/dining/living space plus a spacious ground floor bedroom suite for future proofing the space. The configuration could easily be adapted to suit individual requirements.

The vendors made a start by creating the driveway and a Lawful Certificate for commencement of the planning permission has been granted under reference DC/25/00940.

Location - In a delightful rural setting at the head of a long private driveway shared with just 3 other properties and surrounded by fields. Stowmarket with its mainline station to London and Cambridge is 7.3 miles, Ipswich 18.8 miles, Bury St. Edmunds 19.1 miles and Norwich 33.4 miles. (All distances approximate)

Services - Mains Electricity. Water to be connected. Private drainage to be installed.

Viewings - Strictly by prior appointment with the vendors' sole selling agent, Waveney and Broads on 01603 575779.



Agent's Notes.

- 1) The property will have a 25% maintenance responsibility for the main driveway.
- 2) The site plan showing the red line indicates the development boundary and not the total plot.



Waveney & Broads
ESTATE AGENTS

Contact: George Berry
01603 575779
george@waveneyandbroads.co.uk

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