



THE
LARK
PARTNERSHIP



Base Green | Wetherden | Suffolk

Under Suffolk Skies...

Tucked away within the tranquil hamlet of Base Green and surrounded by open countryside, this charming link-detached barn offers a rare opportunity to enjoy rural living at its very best. With sweeping views across farmland, the setting is both peaceful and picturesque, while the beautifully light interiors create a home that feels instantly welcoming, calm and connected to its surroundings.

The barn was thoughtfully converted approximately 19 years ago when the current owners purchased it. They were immediately drawn to its serene location, far-reaching views, access to countryside walks and welcoming interiors, as well as its convenient proximity to both Wetherden and Haughley.

The house is approached via a long farm drive, creating a wonderful sense of arrival and offering an environment that feels exceptionally safe and private for both children and animals. A shingle driveway leads to a five-bar gate opening into the front garden, where there is ample parking and uninterrupted views across rolling fields. Enclosed by privet hedging, the garden has been beautifully planted with a profusion of fragrant roses, some climbing over an archway that leads through to a vegetable and cut-flower garden at the far end, adding colour and charm throughout the seasons. A gated side passage provides access to the rear courtyard and garden. A stable door opens into a light-filled entrance hall, immediately setting the tone for the rest of the house. The property benefits from oil-fired underfloor heating throughout, creating a warm and cosy feel, and there is also a useful storage cupboard in the hallway. The kitchen/breakfast room is an airy and stylish space, fitted with contemporary cabinetry and solid oak worktops. Integrated appliances include a Bosch self-cleaning electric oven, ceramic hob with extractor, Bosch combination microwave oven with proving drawer beneath, integrated dishwasher, and full-height integrated fridge and freezer. This welcoming room forms the heart of the home, ideal for everyday living and entertaining.





Character & Charm...

The delightful vaulted sitting room is a particularly inviting space. Exposed beams span the ceiling, while a striking brick fireplace houses a Stovax multi-fuel burner, making this a room enjoyed daily by the whole family. French doors open onto the good-sized rear courtyard, while two windows frame the beautiful front aspect and far-reaching countryside views.

To the left of the hall is a practical utility room, fitted with a sink, additional storage cupboards, worktop space and plumbing for a washing machine. The oil-fired boiler and water softener are also located here.





Light & Bright...

An inner hallway flows from the sitting room, with two windows overlooking the front garden and undulating countryside beyond. From here, the three double bedrooms and family bathroom can be found. Bedroom two enjoys a rear aspect overlooking the courtyard, while bedroom three, an ideal guest room, also overlooks the walled courtyard and benefits from a loft hatch providing useful roof-space storage.

The principal bedroom is a lovely, well-proportioned room featuring bespoke built-in storage, including shoe drawers, which maximise the space beautifully. A window and French doors overlook and open directly onto the rear courtyard, and the room further benefits from its own en-suite shower room with contemporary fittings. From the inner hallway there is also access to a useful airing cupboard, located next to the spacious four-piece family bathroom, which includes a bath and a double walk-in shower.



Set within the courtyard is a charming timber cabin...



Location...

To the rear of the barn is a sunny, walled courtyard and patio, offering a wonderfully private outdoor space. There is a painted timber potting shed, along with two semi-circular raised beds planted with lavender, nepeta, and a selection of herbs and vegetables. The gardens extend to approximately 0.20 acres in total, providing ample space for growing produce, outdoor entertaining and children's play.

Set within the courtyard is a charming timber cabin designed and built by Suffolk Crafted, ideal for working from home, guest accommodation or use as an additional reception space. The cabin enjoys windows to three aspects, including floor-to-ceiling glazing that floods the space with natural light, and benefits from power, internal and external lighting, and an internet connection.

Base Green is a small and peaceful rural hamlet within the parish of Wetherden, surrounded by open farmland and offering a wonderfully quiet countryside setting. Despite its tranquil position, the property is well placed for nearby villages including Wetherden and Haughley, both of which provide a good range of everyday amenities. Wetherden offers a popular village hall with clubs and activities, a large playing field and an attractive Grade I listed medieval parish church. The neighbouring village of Haughley, just over a mile away, is particularly well regarded for its bakery, Co-Op, hairdressers, post office, pub and primary school. The surrounding countryside provides excellent opportunities for walking, running and dog walking, all accessible directly from the doorstep.

The property is conveniently positioned between Stowmarket and Haughley, with Stowmarket offering a wider range of shops, supermarkets, schooling and leisure facilities. Stowmarket railway station provides mainline services to London Liverpool Street, making the area well suited to commuters, while the nearby A14 offers excellent road links to Ipswich, Bury St Edmunds, Cambridge and the wider road network.





Key Information

LOCAL SCHOOLS:

- Haughley (Crawford's) Church of England Primary School Ofsted: Rated Good Approximately 0.7 – 0.8 miles away.
- Old Newton Church of England Primary School Ofsted: Rated Good Approximately 1.7 miles away.
- Bacton Primary School Ofsted: Rated Good Approximately 2.1 miles away.
- Stowmarket High School Ofsted: Requires Improvement Approximately 1.0 – 1.1 miles away.
- Stowupland High School Ofsted: Most recent inspection judged the school as Requires Improvement. Approximately 1.3 – 1.5 miles away.
- Hartismere High School Ofsted: Rated Outstanding. Approximately 9.4 miles away.

LOCAL AUTHORITY:

Mid Suffolk District Council
Council Tax Band D

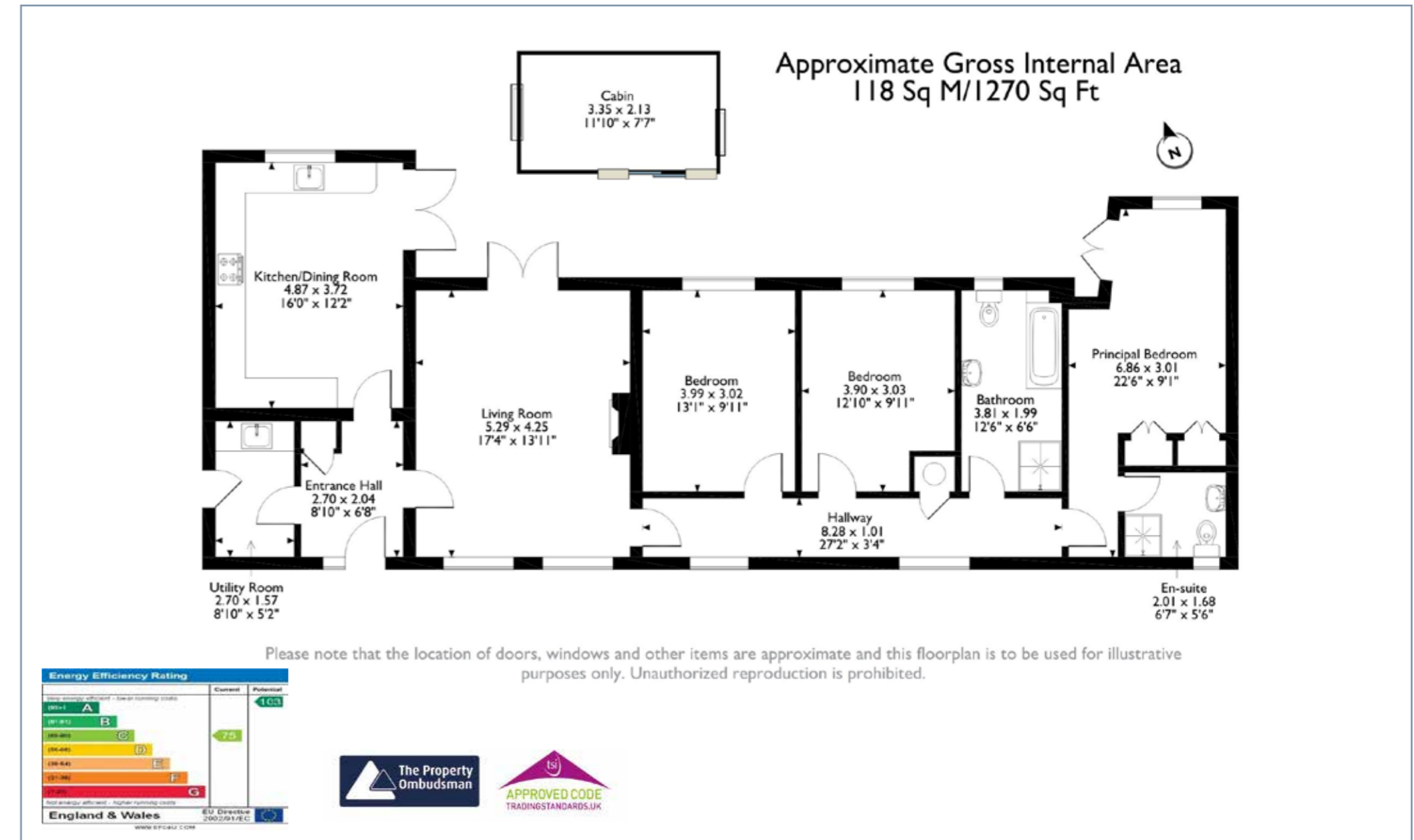
TENURE:

Freehold

SERVICES:

Heating Type	Oil
Electricity	Mains
Water	Mains
Sewerage	Klargester private drainage system
Internet	295.4 Mbps download 50.7 Mbps Upload
Current Provider	EE

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