

# *Nells Barn, All Saints South Elmham*

**Halesworth, Suffolk, IP19 0PA**

MUSKER McINTYRE
ESTATE AGENTS



An exceptionally well presented and substantial Grade II listed four bedroom barn conversion with an attached two bedroom annex in an excellent quiet rural village of All Saints South Elmham. Offered chain free.

Accommodation comprises:

- Entrance hall
- Fabulous 47ft x 19ft reception hall with a wood-burner
- Recently re-fitted 'Mulberry' Kitchen with many built-in appliances
- Utility & stylish shower room
- Ground floor double bedroom
- Office & cloakroom
- Impressive central staircase with a galleried first floor landing
- Three double bedrooms - two with mezzanine areas and the master with an en-suite bathroom
- Family bathroom
- Newly installed oil-fired boiler with under-floor heating on the ground floor
- Long gravel driveway with plenty of parking,
- Approximately 3/4 acre plot
- Double detached garage
- Attached two bedroom granny annex - currently providing an additional income



## The Property

This impressive and extremely spacious detached barn conversion has been thoughtfully designed and provides a beautiful family home. A large entrance hall leads to the recently installed 'Mulberry' kitchen with sleek units that include many built-in appliances - an electric oven and microwave, dishwasher, fridge and freezer. The kitchen also offers plenty of space for dining.
Off the hall is a utility room with matching units and fitted with a water softener. To the rear is sleek shower room with a large walk-in shower, w.c. and hand basin.
The fabulous 47ft x 19ft open-plan main reception hall with its vaulted ceiling, exposed studs, braces and sole plate and full height glazing to the south makes this a very light and airy space. The sitting and dining areas are at opposite ends of this room with a wood-burning stove on a tiled hearth and the central modern staircase in between leads to a galleried landing. An office provides views over the common and to the rear a cloakroom and door provides access to the rear garden.
Off the wonderful galleried landing boasting a wealth of rafters to the apex of the roof. Steps down to the master bedroom with lovely open views over the village common. A fabulous en-suite three piece bathroom comprising of a freestanding bath, wash basin and w.c. The family bathroom off the landing provides a bath with a shower over w.c. and hand basin. There are two further double bedrooms with mezzanine levels offering fun sleeping areas - perfect for teenagers.









## Annex and Grounds

The annex was converted originally as a granny annex but offers great potential as a holiday let or full time rental. Currently accessed through the Barn's garden to its own enclosed front parking area, the property provides another well presented characterful home with an entrance hall, a kitchen/diner and a lovely sitting room with a wood-burner. There is a ground floor cloakroom and on the first floor a shower room with two double bedrooms. Enclosed gardens to the rear and side give the house a good deal of privacy.
The barn's garden lies predominately to the front and is lawned, edged to one boundary with a long pond and to the other Hornbeam hedging. A five bar gate gives access to a long front gravelled drive which leads to plenty of parking and a double detached garage. To the rear of the barn is small shingled area of garden with wood stores. The total plot is approaching 3/4 acre.

## Location

The property is situated in the village of All Saints South Elmham, next to the village common, around 5 miles from The market town of Halesworth which provides many independent shops, a primary schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. Located a short drive to the unspoilt heritage coastline with the lovely beaches of Southwold and Walberswick.





Fixtures and Fittings
All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

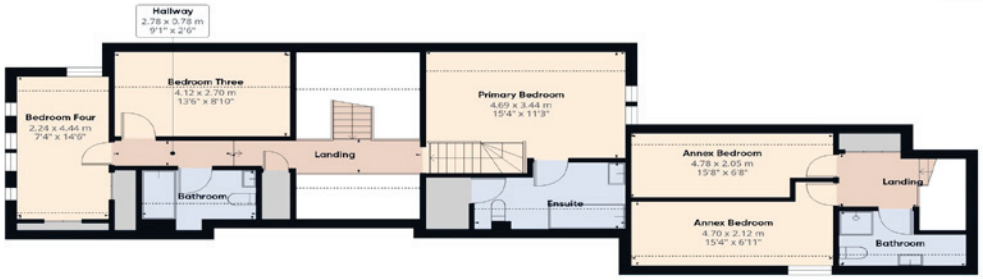
Services
Oil fired central heating with under floor heating
Mains electric and water. Private sewerage treatment plant
Electric heating in the annex

Local Authority:
East Suffolk Council
Tax Band: F
Postcode: IP19 0PA
EPC Rating for annex: D

Agents Note
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure
Vacant possession of the freehold will be given upon completion.

## Offers over: £750,000




Floor 1 Building 1




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**Approximate total area**(1)
343.2 m²
3694 ft²

**Reduced headroom**
17.1 m²
184 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**To arrange a viewing, please call 01986 888205**

Offices throughout Norfolk & Suffolk:

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| Bungay | 01986 888160 |
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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