



GRANGE FARM BARNES

HENGRAVE
BURY ST. EDMUNDS
SUFFOLK



Situated in a semi-rural area, on the northernmost fringe of Hengrave Hall Estate - moments from Suffolk nature reserves - the property is approached along a sweeping driveway lined by Red Horse Chestnut trees.



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Meticulous and beautifully designed interiors showcase a wonderful interplay of voluminous open-plan spaces.

- James Sawyer, Director of Whatley Lane



INTRODUCTION

HOME TO HORSEPOWER: RELAXED LIVING AT THIS STUNNING BARN CONVERSION WITH ANNEXE CONVERSION POTENTIAL AND LARGE GARDENS, NESTLED ON THE EDGE OF DESIRABLE VILLAGE CLOSE TO HISTORIC BURY ST. EDMUNDS.

The meticulous high-quality restoration by a well-regarded barn conversion specialist, Dow Brandeston in 2006, makes for a perfect fusion of Grade II-Listed history and modern design nuances. Today, beautifully conceived and updated interiors glisten following a comprehensive programme of refurbishments in recent years, which have transformed this barn into a much loved home.

The one-level living accommodation has two bedroom wings either end of a central open-plan central reception and entertaining space - one has private access with the potential to convert to multi-generational living or AirBnB / rental purposes (refer to floorplan red outline). A carved stone entablature pays homage to Sir T Gage 'Built 1849', former owner of neighbouring Hengrave Hall Estate and for whom the range of barns would have once served. Of particular note is the dramatic vaulted reception hall with its eye-catching polygonal midstrey and engineered volumes of timber complemented by a stunning array of exposed beamwork; spectacular open-plan kitchen/dining space with adjacent walk-in pantry / utility room; three large bathrooms and shower rooms. The lofty ceilings throughout (4.1 metres (13.5 feet)), combined with the inter-connecting flow of spaces, with multi-zone underfloor heating, are ideal for entertaining. Newly landscaped low-maintenance gardens complete the picture.

The property lies on the edge of a semi-rural and much favoured village - only four miles north west of the fine Suffolk cathedral town of Bury St. Edmunds. The University City of Cambridge is easily reached via the A14 east-west major road link, which is accessed via neighbouring Risby village to facilitate commuting ease, and with the M11 providing a fast route to London. Reputable private and state schools, an eclectic range of high street and independent shops, and some the country's finest restaurants - including the only Michelin star in Suffolk - and leisure facilities can be found within a short drive as are the majestic rambling Lackford Lakes and Cavenham Heath.

ACCOMMODATION

1 Grange Farm Barns is exemplary of a fine barn restoration with its relaxed, voluminous, versatile spaces measuring approximately 2,399 sq ft (222.9 sq m). The property will suit a broad range of buyers, from growing families to downsizers and those desiring the ultimate low maintenance 'lock-up and leave' solution - all who seek convenient single storey country living.

A useful glazed entrance hall with bench seating and storage opens into the sprawling reception hall. The space is subdivided into four living areas: dining, lounge, snug and study. The centrepiece of the space is the stylish *Jøtul* stove with its striking exposed flue accentuating the uplifting vaulted ceilings. A partition has been designed to separate a study area while the polygonal walls and timber joints frame the garden room / lounge. The light-filled space is enhanced by large casement doors opening to enclosed front and rear gardens, a skylight and various wall mounted accent lighting. All window treatments are fitted with roller blinds while floors flow seamlessly with planks of solid oak timbers. The tastefully designed and updated kitchen showcases a large curved breakfast bar with dual zone wine cooler, extensive natural burr-oak wood cabinetry wrapped in granite worktops, and *Bosch* washing machine, with a delightful pantry / utility; Equipped with a dual-fuel *Rangemaster* with twin ovens and five gas burners, *Neff* microwave, and joined *Samsung* Fridge & Freezer.



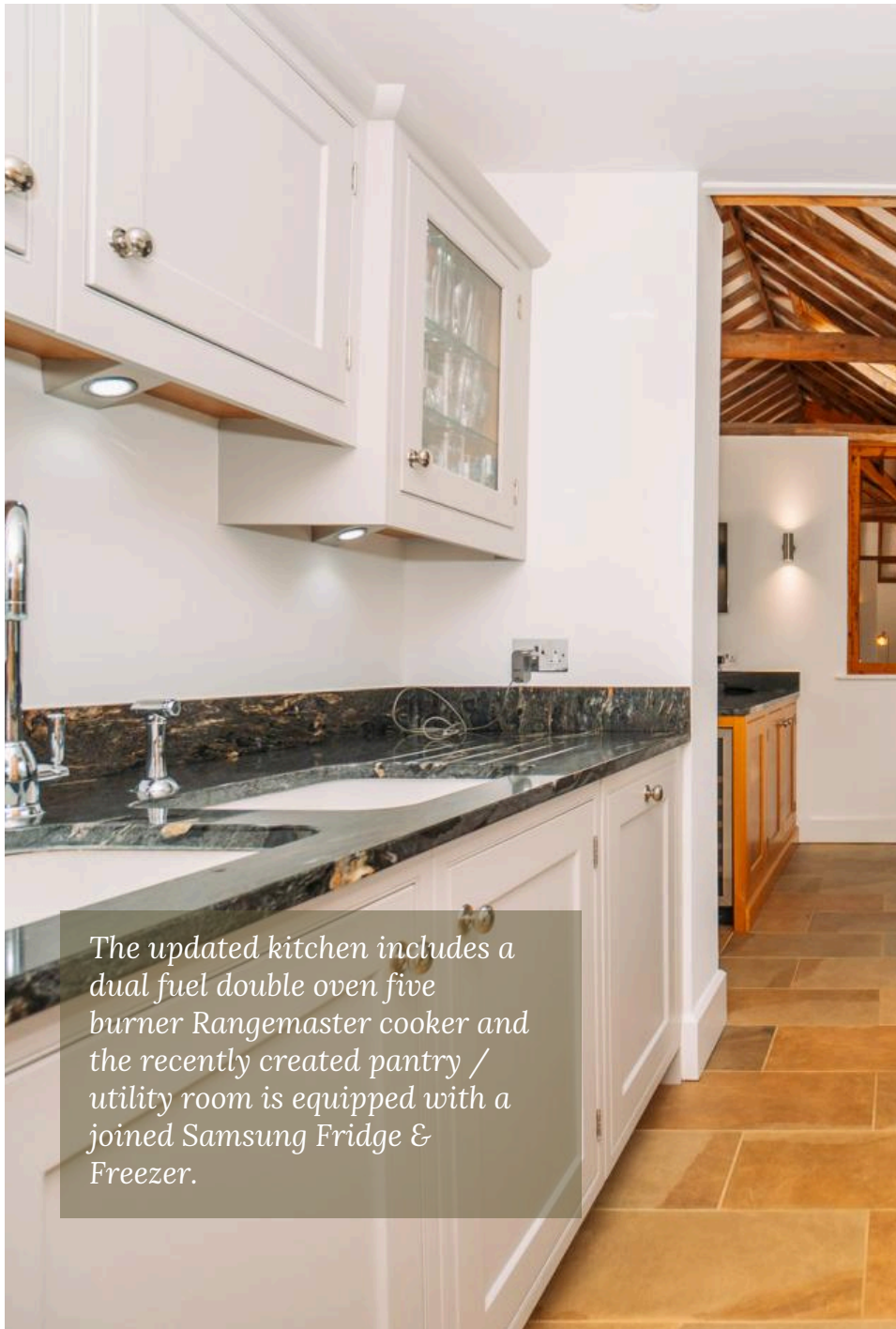


The sprawling reception hall has been subdivided into four living areas: dining, lounge, snug and study.





The kitchen with its door to the sun terrace revolves around a large curved breakfast bar with burr oak cabinetry and a dual zone wine cooler.



The updated kitchen includes a dual fuel double oven five burner Rangemaster cooker and the recently created pantry / utility room is equipped with a joined Samsung Fridge & Freezer.







Either wing of bedroom accommodation is painted in soothing off-white shade of 'Salisbury Stone IV' and 'Burch & Lily' both by Neptune. The multi-zone underfloor heating continues through. Off the kitchen / breakfast room is a cloakroom and a bedroom served by a large shower room that could double as a self-contained annexe subject to the necessary planning consents.

The principal bedroom suite has a large walk-in dressing room area with built-in wardrobes and a shower room with twin basins. Two further bedrooms each with skylights are served by a large bathroom with a pannelled bath and a shower cubicle.





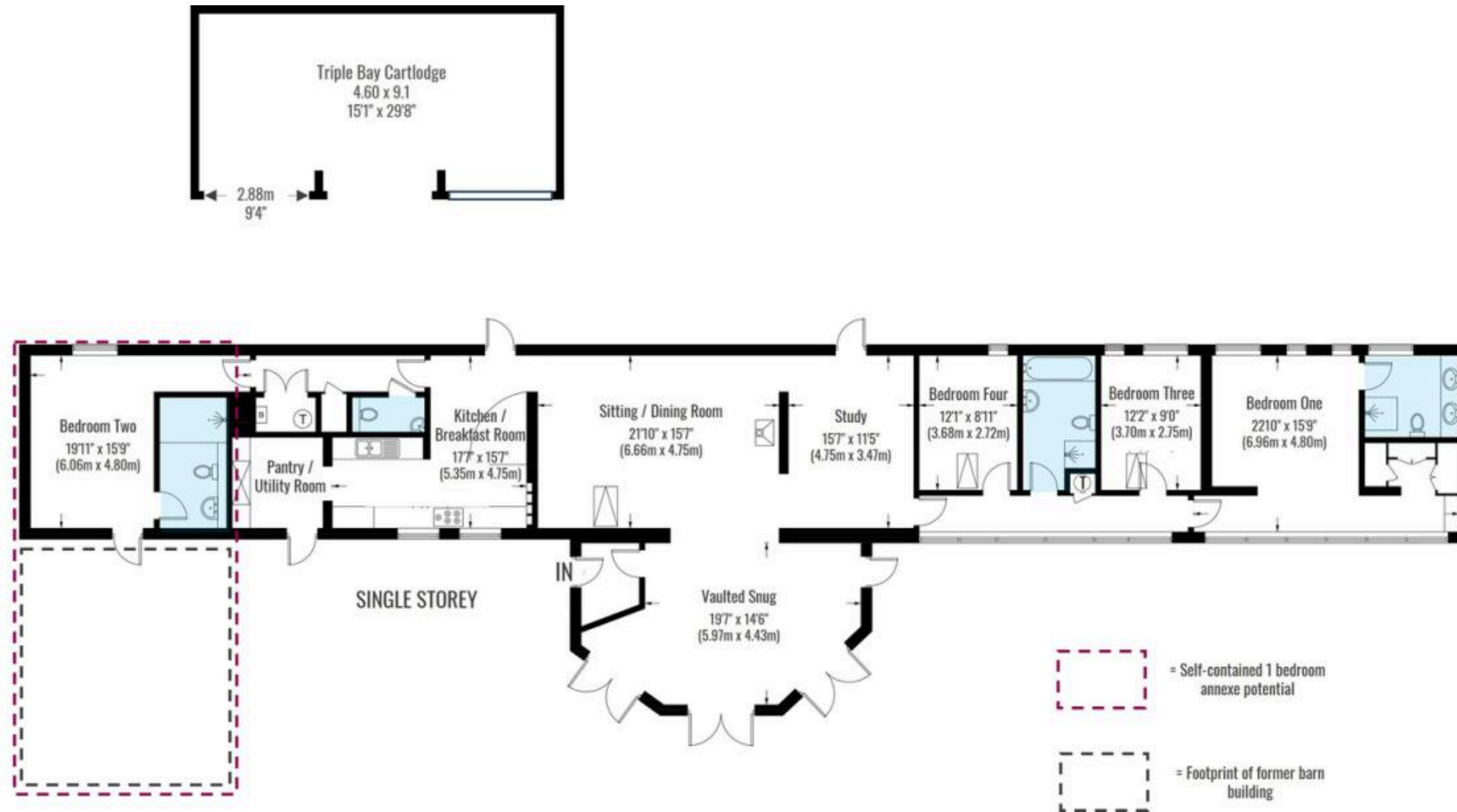




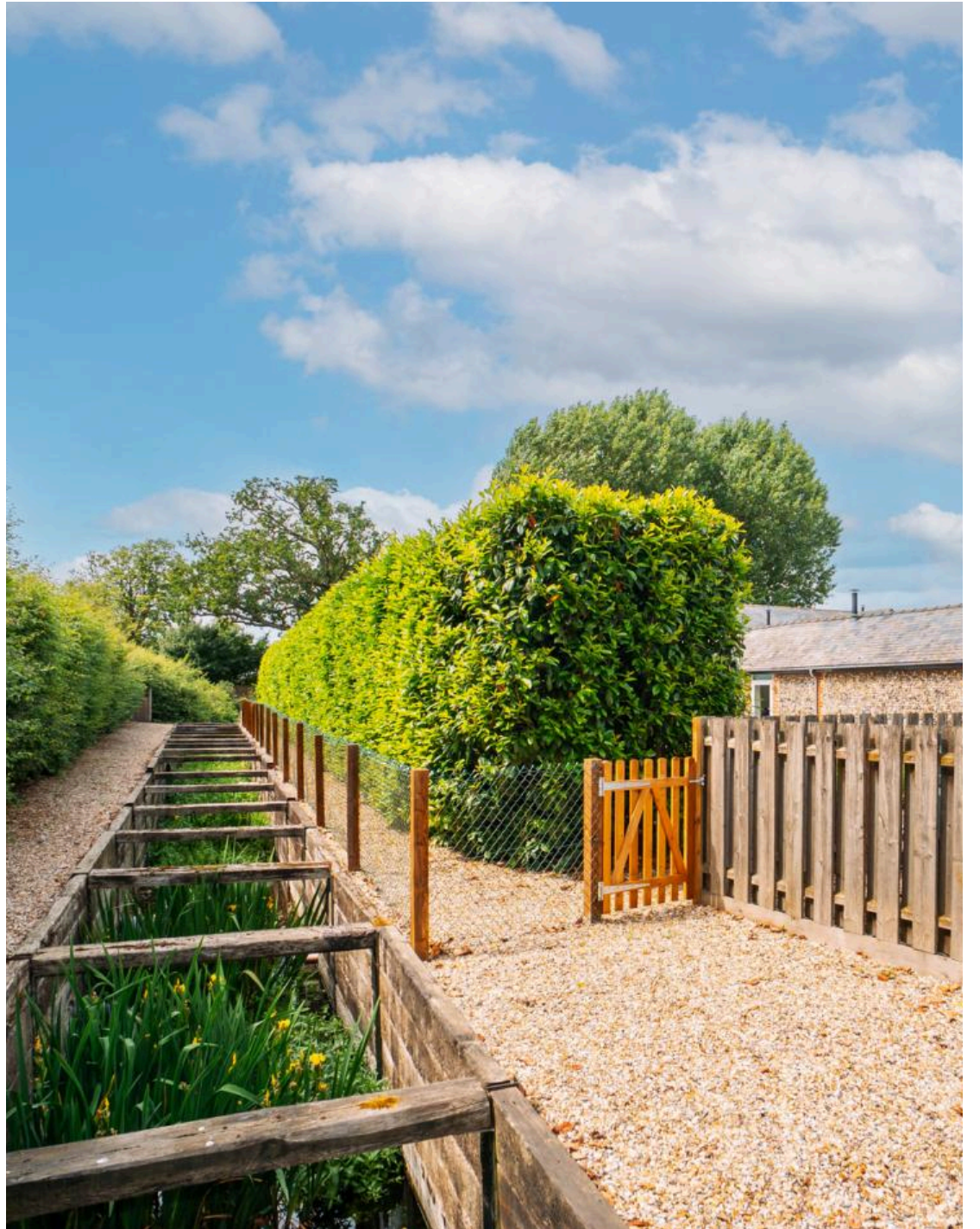
With its own private entrance, one of the bedrooms has annexe potential to suit multi-generational living or AirBnB income investment (subject to the necessary planning permissions).



FLOORPLAN



Approximate Gross Internal Area (GIA) = 2,399 sq ft (222.9 sq m)



THE GREAT OUTDOORS

Serene grounds provide the ideal outdoor amenity with the benefit of a large expanse of lawned area and excellent off-road parking provision, including a three bay cart-lodge.

Approached along a sweeping shared driveway lined with Red Horse Chestnut trees and expanses of lawn either side, pairs of gates open into gravelled private parking areas. There is the additional asset of a three bay cart-lodge, one with secure doors and a further storage lock-up unit. No.1 is the wing of a row of the first-class range of converted barns and enjoys a southerly sun terraces, fully enclosed landscaped garden, the length of which is moated and framed by hedging and striking mature Common Poplar trees.



The Grade II listed home displays an abundance of period details, including its polygonal – a rare retained architectural curiosity.



The much coveted asset of the home is a three bay cart-lodge, one of which has secure doors and a further storage unit. This is in addition to a considerable number of off-road parking spaces each with gated gravel driveways.



Ideal Location

ROAD

A14	3 Miles
Bury St Edmunds	3.5 Miles
Ipswich	31 Miles
Cambridge	30 Miles
Culford School	3.5 Miles
Stansted Airport	50 Miles
Aldeburgh	50 Miles

RAIL

Newmarket	20 mins
Ipswich	35 mins
Cambridge	40 mins
London Liverpool Street	1hr 55 mins



PROVENANCE

A commemorative stone tablet (*pictured below*) is proudly inset on the front elevation of the converted range of barns and inscribed 'Burnt 1848 | Sir T R GAGE BART | REBUILT 1849' in acknowledgement of Sir Thomas Rokewode-Gage Bt. (8th Baronet) 1810-1866, a descendant of one of the plotters of the notorious Gunpowder Plot of 1605 (*pictured below right*) whose family's seat was at neighbouring Hengrave Hall (*pictured above right*) and who commissioned the rebuilding of the barns on the farm that would have once served the Estate. He became Sheriff of Suffolk in 1850.

A very rare example in Suffolk, given mechanisation came very late here, due to low labour rates continuing well into the 19th century, is the eye-catching polygonal, octagonal roofed engine house of Grange Farm Barns where mules would have circled providing a horse powertrain to drive threshing machinery. One explanation could be the Rokewode-Gage family's forward-facing estate management. As such it is Grade II listed denoting its architectural merit.



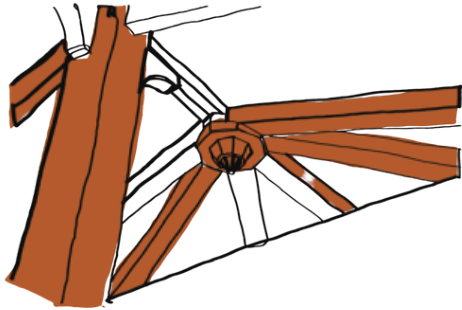
AGENT'S NOTES:

TENURE

The property is available For Sale by private treaty on a FREEHOLD basis with vacant possession upon completion.

GATED PARKING & CARTLODGE

In addition to gated parking there is the asset of a cart lodge / garage with three spaces.



RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights or support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other lights rights, whether mentioned in these particulars or not.

The shared gravel driveway is the responsibility of the owners of the five barns and maintenance costs are split equally based on an adhoc 'gentleman's agreement'.

LISTED STATUS

Due to Grange Farm Barns displaying an unusual architectural and rare example of an early mechanised horse mill turret, the property merits a grade II listing status.

SERVICES

Mains water (water softener fitted), electricity, oil-fired central heating. Klargest treatment plant drainage system. Four zone underfloor heating systems.

LOCAL AUTHORITY - Tax and EPC Bands

West Suffolk Council ([01284 763 233](tel:01284763233))

Council Tax Band F- £3,357.39 per annum (01 April 2026 - 31 March 2027)

EPC Band C.



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*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

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WORLD

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