



Fressingfield | Suffolk | IP21 5TD

 FINE & COUNTRY

HISTORY & HARMONY



Hidden behind fully enclosed gardens and expansive lawns, this magnificent five-bedroom barn conversion blends centuries of history with the comforts of modern family life. Rich in original character, with exposed beams weaving throughout the home, it is a celebration of craftsmanship and offers versatility for multigenerational living, in beautiful grounds close to commuter links and amenities.



KEY FEATURES

- Detached Barn Conversion
- Five double ensuite bedrooms
- Set over three floors
- Large kitchen with integrated appliances
- Peaceful elevated location away from the road
- Underfloor heating on the ground floor
- Parking for multiple vehicles with a workshop
- Immediate access to country walks
- Just outside the popular village of Fressingfield

The welcoming entrance hall offers a guest cloakroom and an abundance of built-in storage, ensuring coats, shoes, school bags and everyday essentials remain neatly tucked away. Beyond, to the right, the generous family room has space for comfy sofas, a piano and TV making a fantastic escape for older children. Adjacent, is a multipurpose room with roof lights that fill the room with daylight, serving as the ultimate entertainment space, complete with pool table, bar with fridge, television area and home office space. Equally, this could become a luxurious cinema room or gym to suit changing lifestyles together with direct access to the workshop, ideal for those pursuing creative hobbies. For multi-generational living the family room, office and workshop could combine to give an independent annex, with plumbing already in situ for kitchen and shower room within the workshop. A stunning feature of the home is the outstanding bespoke kitchen, with integrated appliances, double butler sink, and a substantial L-shaped island forming both a striking focal point and an incredibly practical workspace. Whether preparing Sunday lunch, baking with children or catching up on emails over coffee, there's room for everything and the utility room keeps the working parts of the home out of view, along with housing extra fridges! The impressive dining room, with room for armchairs too, is designed for entertaining on any scale, benefitting from double doors at either end to invite cooling summer breezes through the house, creating a wonderful connection between indoors and out, whatever the season. It's easy to imagine milestone birthdays, Christmas celebrations and long summer lunches shared with family and friends here. The sitting room is enchanting with exposed beams framing the room and a striking brick feature fireplace with wood-burning stove creating a warm and inviting focal point. Dual-aspect windows flood the room with natural light, enhancing the character and charm that make this such a peaceful retreat throughout the seasons. A practical addition to the home is an enhanced wired in broadband system to ensure the WiFi is distributed around the house with good overall coverage, supporting all family members using WiFi simultaneously.



KEY FEATURES

Explore Upstairs

The main staircase rises to an extraordinary galleried landing, a real “wow factor” immediately conveying the scale of the home. The principal suite is a luxurious highlight, offering generous proportions, fitted wardrobes and an elegant en-suite bathroom featuring both bath and separate shower. At the other end of the landing, bedroom 2 mirrors the principal suite in size and benefits from fitted wardrobes together with a beautifully appointed en-suite featuring a bath with shower over. A third exceptional bedroom sits between these two, with an enormous picture window framing delightful views across the gardens. Offering flexibility as a drinks lounge, book nook or office space, it currently comes complete with fitted wardrobes and its own en-suite, offering guests or family members a truly special experience. A charming secondary staircase winds its way to the second floor, revealing two further en-suite bedrooms tucked beneath the characterful roofline. The galleried landing here could be enclosed to provide another room, one bathroom could be repurposed as a kitchenette, whilst a bedroom could easily become a private sitting room, creating a completely self-contained upper-level retreat for multigenerational living, independent adult children or a live-in nanny.

Explore Outside

Approached by a shared sweeping driveway, a safe place for children to ride their bikes, the fully enclosed grounds provide both privacy and peace of mind. Extensive lawns provide endless space for children to play, pets to roam or simply to enjoy the tranquillity of the surroundings, whilst a sheltered enclosed courtyard provides morning sun and afternoon shade, a great space for relaxing with a cuppa first thing in the morning, stargazing at night from the hot tub (there is no light pollution here) or for keeping an eye on small children and comes with a readymade blackboard! Whether looking for party space for a marquee, camping out with friends, barbecues with the whole family or birthday celebrations with a bouncy castle there is space for it all here, and also room for growing vegetables for green fingered enthusiasts. A generous terrace invites outdoor dining from morning coffee through to late evening, with just birdsong for company, and watching daily beautiful sunsets and night skies from here is a privilege.









DRINK
GOOD
BEER
WITH
GOOD
FRIENDS

























INFORMATION



AWAITING EPC

On The Doorstep

The property is conveniently located between Laxfield and Fressingfield villages, well served with easy access to a private vineyard, a village shop, medical centre, nursery/primary schools, sports & social club offering lots of clubs from WI to scouts, with a bowling green, tennis courts and even a croquet lawn near the pub! During the summer, a monthly produce market in Laxfield offers local growers' products, crafts, breads, and vegetables. Independent schooling can be found at Woodbridge and Framlingham.

How Far Is It To...

Further afield lies the bustling town of Harleston which offers a wider range of day-to-day amenities, and just 20-minute drive takes you to the market town of Diss, with regular direct Intercity links by train to Norwich (20 mins) and London Liverpool Street (80 mins). Norwich and Stansted International Airports are both within easy reach too. Historic Framlingham with its castle is close by along with the heritage town of Eye with a plethora of listed buildings and history to explore. For beach lovers, Suffolk's Heritage Coast is not far away.

Directions

From Diss head east on the A143 and take the B1116 Harleston Road through Fressingfield and out the other side. The property drive is on your left

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///specifies.square.rocket](http://specifies.square.rocket)

Agents Note: This property has right of access along the driveway from the road to the property.

Services, District Council and Tenure

Oil Fired Central Heating (LPG gas stove)

Mains Electricity & Water

Drainage -Private Treatment Plant

Broadband Available -please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Mid Suffolk District Council - Band G- Freehold



TOTAL FLOOR AREA (approx.)

Accommodation: 3709 sq.ft (344.6 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

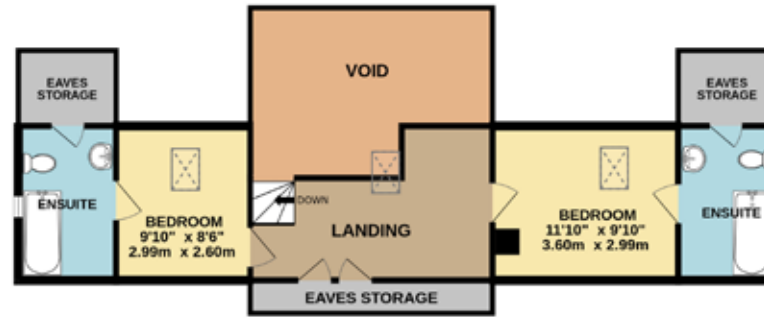
Produced by HomeSight Studios for Fine & Country Estate Agent.



GROUND FLOOR
1935 sq.ft. (179.7 sq.m.) approx



2ND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
1095 sq.ft. (101.8 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



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