

A superb two/three-bedroom barn conversion, set in a peaceful rural location with approximately 40 acres of accessible land to explore and enjoy



RENT

£ 1,500 PCM

Ref: R2599

Address

New Barn
Castle Meadow
Darsham Road
Bramfield
IP19 9AJ



Converted barn comprising:

Entrance hall, cloakroom, open plan living/dining and kitchen. Second hallway and ground floor bedroom.

Two large double first floor bedrooms and shower room.

To let unfurnished on an Assured Periodic Tenancy.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

New Barn, Castle Meadow is situated on the edge of the village of Bramfield. The village is also home to a butcher, general store, post office and St Andrew's Church where concerts take place from time to time.

From the property there is easy access to all the Suffolk Heritage Coast has to offer with Dunwich, Southwold and Minsmere Bird Reserve all within 10 miles, and Aldeburgh, 14 miles. The world famous concert hall at Snape Maltings can be found just 13 miles from the property. The property is also in convenient proximity to the market town of Halesworth, which offers all day to day shopping needs and businesses. There is also easy access onto the A12 trunk road, which is just over two miles from the property. Darsham Station, which has some direct lines to London's Liverpool Street Station, is approximately 3.5 miles.

The Accommodation

The property is approached via a private track leading to the newly constructed barn. The property has recently been renovated throughout. The ground floor benefits from underfloor heating, with the first floor having wall mounted radiators.

A partially glazed door opens into the entrance hall which features inset shelving and inset spotlights. A door leads to:

Cloakroom

Fitted with a WC, pedestal wash hand basin with tiled splashback, window to the rear elevation and inset spotlights.

A further door leads into an inner lobby, where the heating controls and thermostat for the ground-source heating system are found.

Open-Plan Living, Kitchen & Dining Area 31'3" x 13'9" x 21'8" (9.55m x 4.21m x 6.61m.)

A bright and spacious open-plan living, kitchen and dining with outstanding rural views. The room benefits from double-aspect windows and French doors opening onto the patio and rear garden. There is also a useful walk-in cupboard beneath the stairs, providing additional storage.

The kitchen and dining area has a tiled floor and a range of base units with an inset stainless-steel sink, a mix of wooden and composite worksurfaces. There is space and plumbing for a cooker, washing machine and dishwasher, together with space for a fridge freezer. An extractor fan is also fitted.

A further door from the living area leads into a

Second Reception Hall

which has another door providing access to the front driveway and parking area. The hall benefits from a large built-in cupboard with hanging rail and shelving, together with a further spacious walk-in cupboard.

Bedroom Three / Study 10'7" x 13'10" (3.25m x 4.22m)

From the second reception hall, this room has dual-aspect windows and would make an ideal bedroom, home office or study.





First Floor

Returning to the main entrance hall, the staircase leads to the first floor, which has a large landing area with a radiator, loft hatch, inset spotlights and a Velux window.

Bedroom One 10'11" x 11'3" (3.35m x 3.44m)

A double bedroom featuring exposed beams to the walls and ceiling, together with triple-aspect windows providing plenty of natural light. There is also a wall-mounted radiator.

Bedroom Two 13'8" x 17'0" (4.19m x 5.19m)

A large bedroom with areas of restricted head height due to the eaves and exposed beams. The room benefits from a cupboard housing the hot water tank, a further double cupboard providing airing/storage space, and windows overlooking the surrounding area. A partially glazed door leads onto a metal fire escape with steps providing access down to the ground floor. There is also a wall-mounted radiator.

Shower Room

The shower room comprises a large double walk-in shower with sliding doors and glass enclosure, tiled splashbacks, a pedestal wash hand basin with light above, low-level flush WC, heated towel rail, extractor fan and Velux window.





Outside

To the front of the property is a large gravel driveway providing ample parking. The garages are not included within the tenancy, however a storage area can be made available.

The gardens are situated to the rear of the property and enjoy views over the adjoining paddock. There is a designated seating area, with the remainder of the garden mainly laid to lawn.

The property also benefits from access to approximately 40 acres of surrounding land, which is available for tenants to walk. The land is also crossed by a public right of way, so other members of the public may use the walking route. This walk leads to the Castle Yard Monument located within the grounds of Castle Meadow.



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private sewerage and ground source heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating C (a copy is available from the Agent)

Council Tax TBC

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

September 2026

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Directions

Proceed north on the A12, bypassing Woodbridge and Saxmundham, and continue through Yoxford. After crossing the railway line at Darsham, take the second turning on the left, signposted for Halesworth. Continue along this road for approximately a mile and where the 40mph limit begins the track to Castle Meadow is on the right, directly opposite the turning to Sibton Green. The New Barn is at the top of the track on the left.

For those using the What3Words app:
/// cured.roofed.calibrate



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.