



Shrublands Barn, Badingham



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk





Shrublands Barn

Hollow Lane | Badingham | Woodbridge

A substantial, spacious and light filled barn conversion originally believed to date from the late 17th century. This impressive traditional timber framed Suffolk Barn offers character and versatility, with soaring vaulted spaces and six bedrooms. Set in a stunning rural location on the edge of the village of Badingham with beautiful countryside views.

LOCATION - Set within a garden of just over an acre on the outskirts of the village of Badingham, the barn is situated off a narrow country lane, nicely tucked away, but easily accessible to Framlingham and the surrounding villages. Badingham itself is a pretty village and benefits from a café and the well renowned public house The White Horse, the village also has a thriving Community Hall and offers various clubs and activities as well as a Bowling Green. The historic town of Framlingham is approximately 4 miles away and has a twelfth century castle and church as well as amenities such as Doctors Surgery and Dentist. The Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. It is highly rated for Schools, both independent and state, with Thomas Mills having recently been given a "world class school" award. School buses for both sectors pick up from here. Saxmundham train station is 7.7 miles approx. from the property with links via Ipswich train station which offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 15 miles away and the whole coastline can be easily accessed by car.





INTERIOR

An oak front door leads you into the entrance hall with flag stone floor and exposed timbers opening through to the heart of the barn with the double height dining hall with exposed timbers, flagstone floor and vaulted ceiling. This double height space has an impressive galleried landing, exposed timbers and open staircase along with full height glazing to the front and rear, with pretty stained-glass details to the front aspect. With light streaming in from both angles this is a very impressive room. The cloakroom is accessed from the hallway with WC and basin and a Thermecon oil fired boiler which runs the central heating and hot water to the LH hand side of the barn.

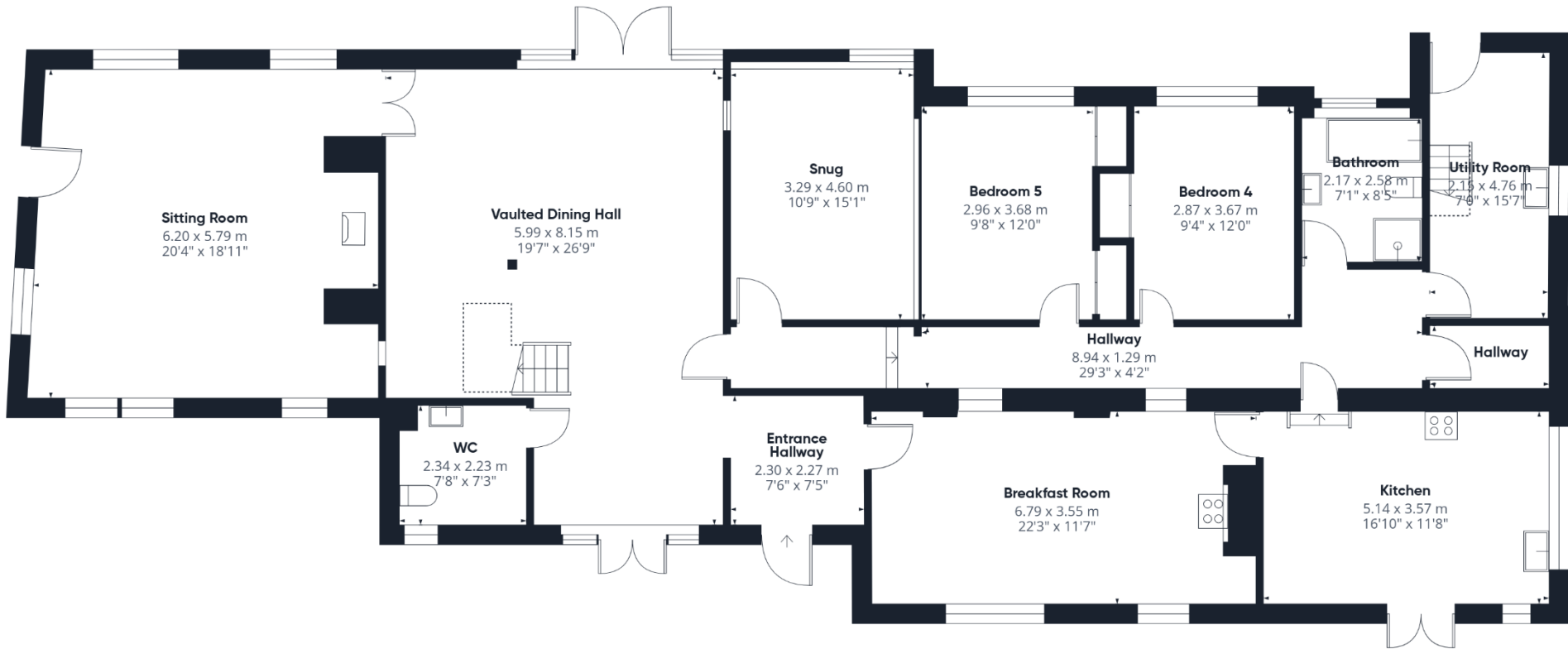
To the left of the dining hall is the sitting room. Double doors lead into this well-proportioned reception room with large brick fireplace with bressummer beam over, housing a woodburning stove on a raised brick hearth. Flag stone flooring and exposed ceiling timbers with central chamfered tie beam and exposed wall timbers wall lights to the windows both front and rear of the property make this a bright room with an additional door to the outside.

To the right of the hallway is the breakfast room with a timbered vaulted ceiling, wooden floor with tiled detail to the centre and windows looking over the front decked area, driveway and open farmland beyond. A brick fireplace houses the Stanley oil fired cooking range with back boiler for the central heating and hot water for the left-hand side of the barn. Having the two systems means there is always ample hot water. The kitchen leads off the breakfast room and has been fitted with bespoke units incorporating base and wall cupboards, display units and a central island with black granite worktop. There is a Calor gas fired range cooker, integrated dish washer and wine fridge and a porcelain sink is situated below a picture window giving fabulous views over the garden and farmland beyond. French doors lead out onto the large, decked seating/dining area to the front. A further door from the kitchen provides access to the inner hallway. Directly outside the kitchen is a large, shelved pantry with quarry tiled flooring. The hall leads round to the rear utility room with a further range of fitted cupboards with wooden worksurface

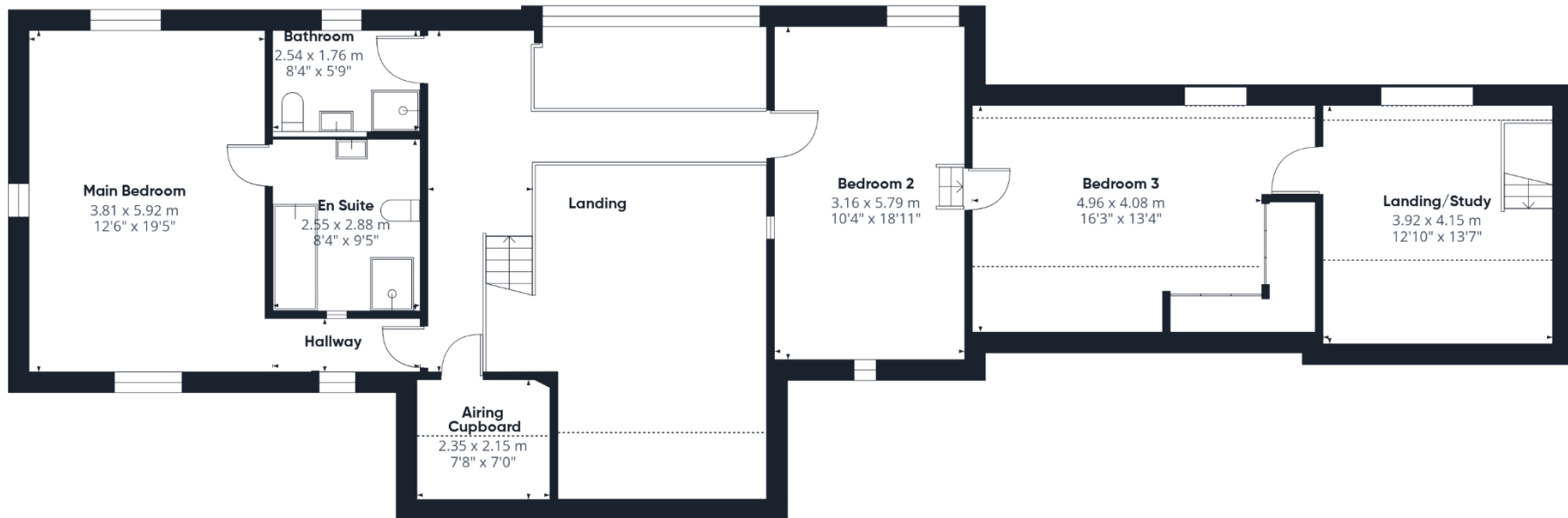
and incorporating a sink and drainer with plumbing for washing machine and tumble dryer. A part glazed stable type door leads to the rear drive and garden and there is a second staircase to the first floor.

The inner hallway leads back toward the dining hallway with doors leading off to further rooms. A family bathroom with suite comprising free standing bath, WC, and basin with storage below, heated towel rail and window to the rear. Adjacent are bedrooms 5 and 6 both with fitted wardrobes, exposed beams and windows to the rear. At the end of the inner hallway is a further reception room which would make an ideal snug/family room with exposed timbers, radiator and views over the rear garden.

The first floor is accessed from the dining hall. A galleried landing with large walk-in eaves storage cupboard housing the hot water cylinder and galleried walkway to further bedrooms. Shower room with white ceramic tiled floor, corner shower, WC and basin with fitted storage below. Heated towel rail and window to the rear. The principal bedroom has exposed beams and windows to front and rear giving plenty of light. The large ensuite bathroom has a white tiled ceramic floor, jacuzzi bath and separate corner shower with WC, basin and heated towel rail. Across the walkway a door leads into Bedroom 2. A window to the rear of the property and pretty arched windows on the internal wall allow light into the room. There are exposed timbers and downlights. Up small wooden steps is a charming arched low level door giving access through to bedroom 3. Bedroom 3 can be accessed via the arched door or via the rear staircase. A large room with eave storage and Velux windows and built in wardrobe and a further door into the landing with access to the rear staircase. Leading up from the rear staircase is a generous sized landing which could be used as bedroom 4 or a study/playroom and gives access into bedroom 3. It has Velux windows, lights and a door through to attic space/eave storage.



Floor 0 Barn



Floor 1 Barn



EXTERIOR

The Barn is approached via a five-bar gate which opens onto a large, shingled parking and turning area immediately to the front of the property. To the side of the parking area is a former range of barns which have been converted to provide three secure garages and an adjoining office space with window to the front. The office has a fitted desk and display cupboards with a door through to the garage area. To the front of the barn there is a well-stocked border with established shrubs and a large, decked area accessed via the kitchen ideal for alfresco dining. The driveway continues alongside the house into an additional parking area at the rear of the property. Here there is the Former Granary with storage on the ground floor and additional first floor storage with a footprint of approximately 11' 9" x 11' 6". There is also a separate workshop.

Set within undulating countryside with far reaching views the majority of the gardens and grounds are to the south of the barn. These are mainly laid to lawn and enclosed within either post and rail fencing or established hedges. To the rear of the barn is an additional area of enclosed garden, which is again mainly laid to lawn with a hedge surround. The site extends to approximately just over an acre.

PROPERTY INFORMATION

TENURE The property is freehold and vacant possession will be given upon completion.

SERVICES Mains water and electricity. Private drainage system which we understand may not comply with current regulations. Oil fired central heating.

LOCAL AUTHORITY East Suffolk

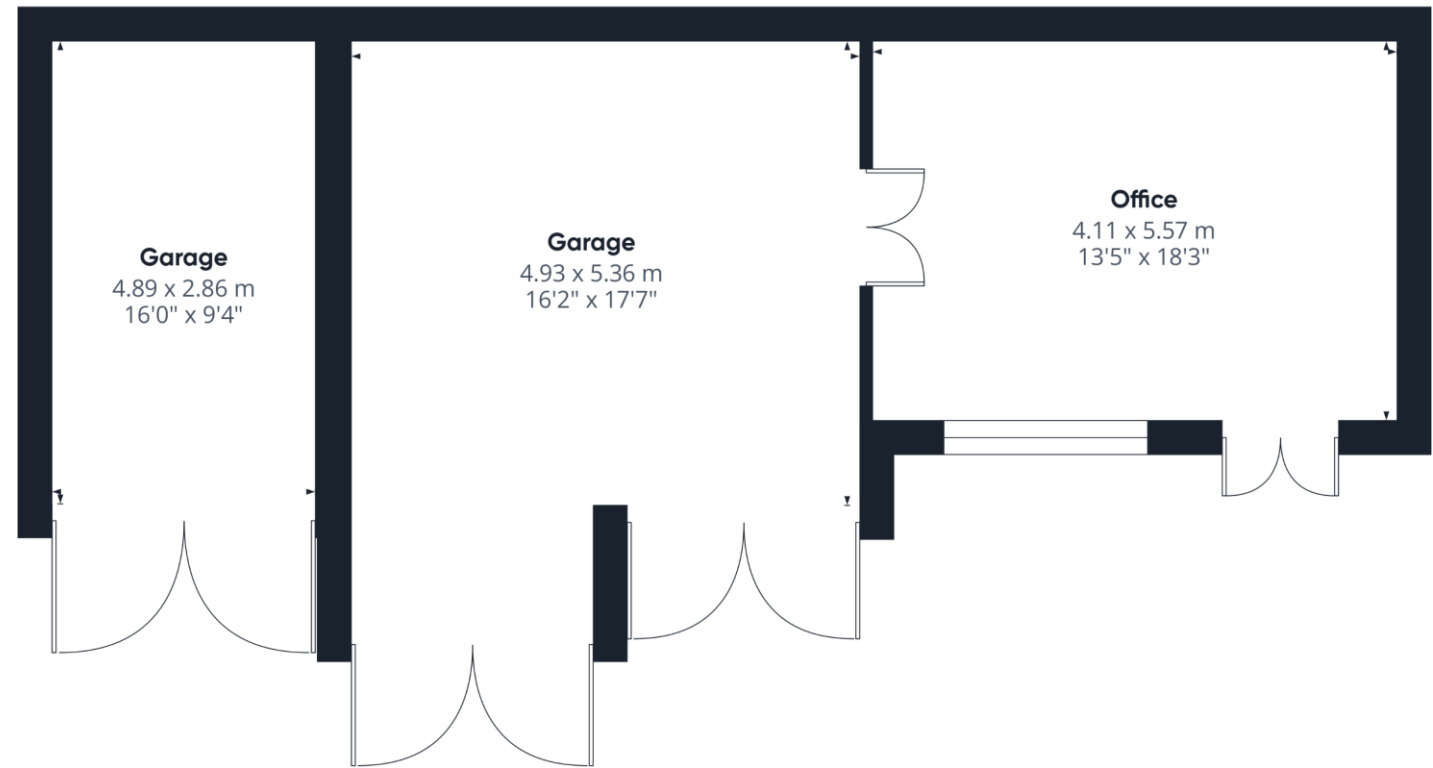
Tax Band: B

EPC: TBC

Postcode: IP13 8LZ

What3Words: //////////////reporters.hurry.scorecard

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.





AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

