



**Poplar Farm Barn Holdens Lane, Sweffling**  
Saxmundham

Guide Price **£700,000**



## Poplar Farm Barn Holdens Lane

Sweffling, Saxmundham

A truly exceptional 17th century red brick barn conversion with beautifully presented self-contained annexe, positioned within the heart of Sweffling, offering a rare blend of character, flexibility and lifestyle living.

Discreetly positioned behind gates and set around a sheltered walled courtyard garden, Poplar Farm Barn has been thoughtfully converted to create a home full of warmth, charm and practicality, whilst retaining a wealth of original features including exposed timbers, vaulted ceilings and a magnificent inglenook fireplace.

The principal barn offers beautifully balanced accommodation throughout. Entry is via a glazed entrance porch leading into a welcoming hallway and onwards into the stunning sitting room, centred around an impressive inglenook fireplace with wood-burning stove creating a superb focal point for the home.

Further ground floor accommodation includes an open-plan snug and dining area with staircase rising to the first floor, together with a farmhouse-style kitchen fitted with quality units and benefitting from underfloor heating. A cloakroom and separate utility room complete the ground floor layout.

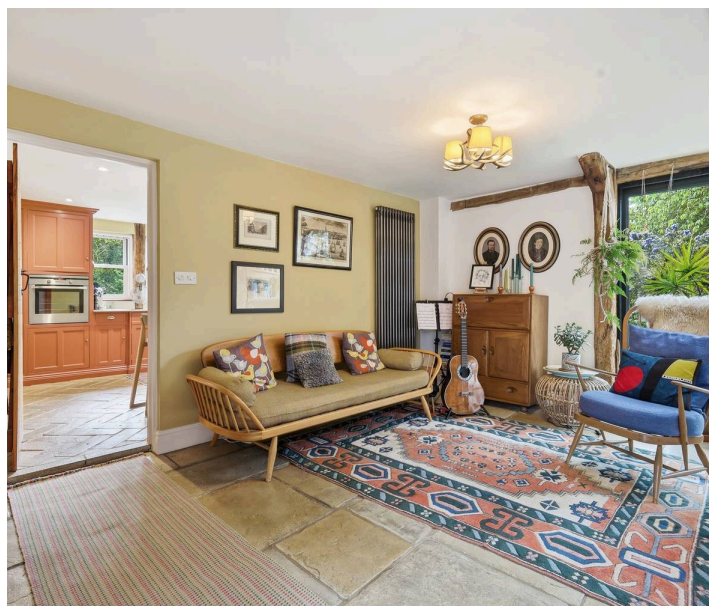


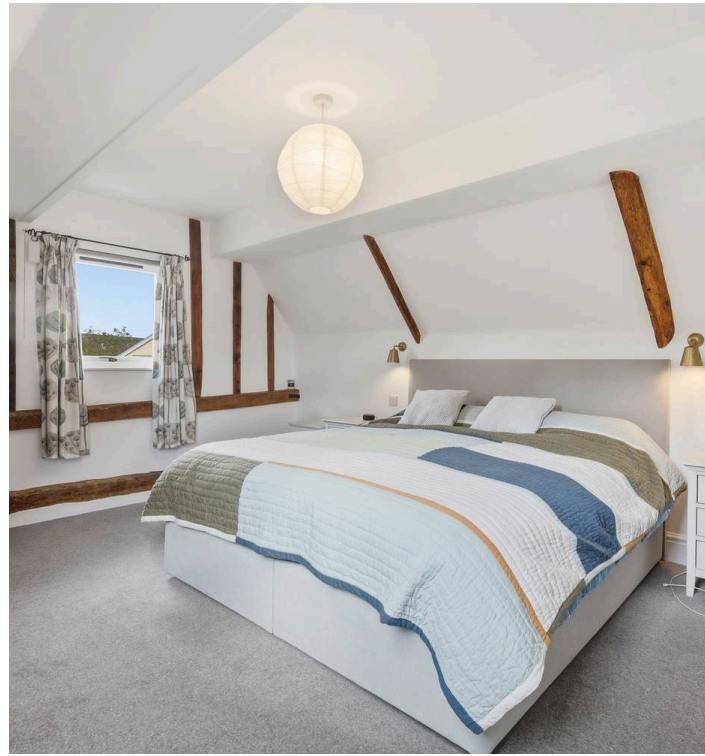
# Poplar Farm Barn Holdens Lane

Sweffling, Saxmundham

Sweffling is a charming and highly regarded Suffolk village, positioned between Framlingham and Saxmundham within easy reach of the Suffolk Heritage Coast. Surrounded by open countryside and farmland, the village offers an attractive rural lifestyle whilst remaining conveniently connected to nearby market towns and amenities. The area is particularly well known for its picturesque scenery, walking routes and peaceful setting, making it highly desirable for those seeking a quieter pace of life. Nearby Saxmundham provides a range of everyday shopping facilities, supermarkets, cafés and a railway station offering connections through to Ipswich and London Liverpool Street.

Framlingham, just a short drive away, offers further independent shops, pubs, restaurants and the well-known Framlingham Castle. The Suffolk coastline, including destinations such as Aldeburgh, Thorpeness and Southwold, is also within comfortable reach, offering an excellent blend of countryside and coastal living. Sweffling continues to appeal to buyers looking for character homes, space and lifestyle, whilst remaining accessible for commuting and day-to-day convenience.





## Poplar Farm Barn Holdens Lane

Sweffling, Saxmundham

To the first floor, a striking galleried landing provides access to three generous bedrooms, two enjoying en-suite facilities, alongside a separate family bathroom. The upper floor is particularly impressive with exposed beams, vaulted ceilings and excellent natural light throughout.

In addition to the main residence is Courtyard Cottage, a beautifully presented and fully self-contained annexe currently utilised as a furnished holiday let, offering excellent income potential, guest accommodation or multi-generational living flexibility.



The annexe comprises an open-plan kitchen, dining and sitting room with wood-burning stove, two bedrooms and a modern shower room. The kitchen area is fitted with integrated appliances including oven, microwave, ceramic hob and dishwasher.

Externally, the property is approached through gates into a private enclosed courtyard offering parking for multiple vehicles. The grounds are attractively arranged with a mixture of paved seating areas and planted borders creating a low-maintenance yet highly attractive setting.

# Poplar Farm Barn Holdens Lane

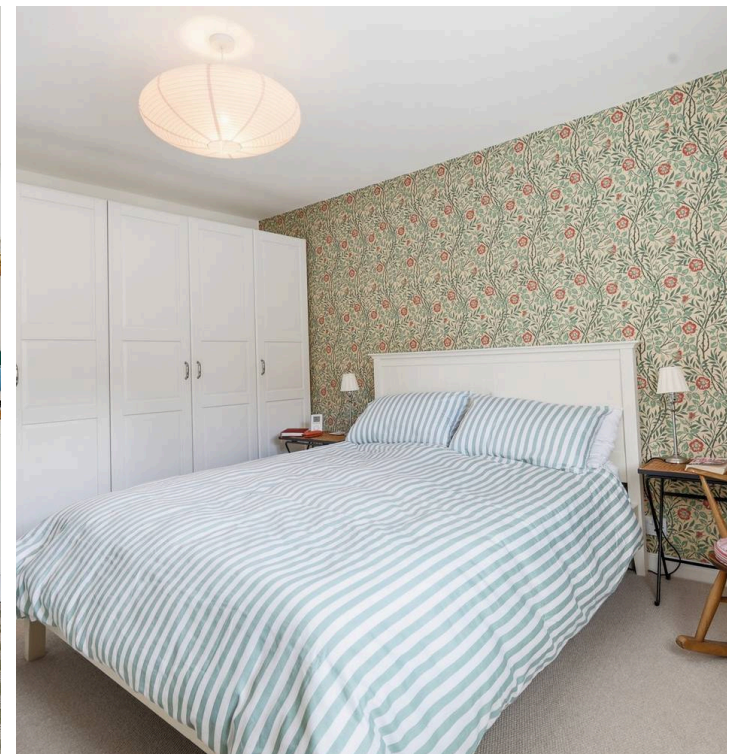
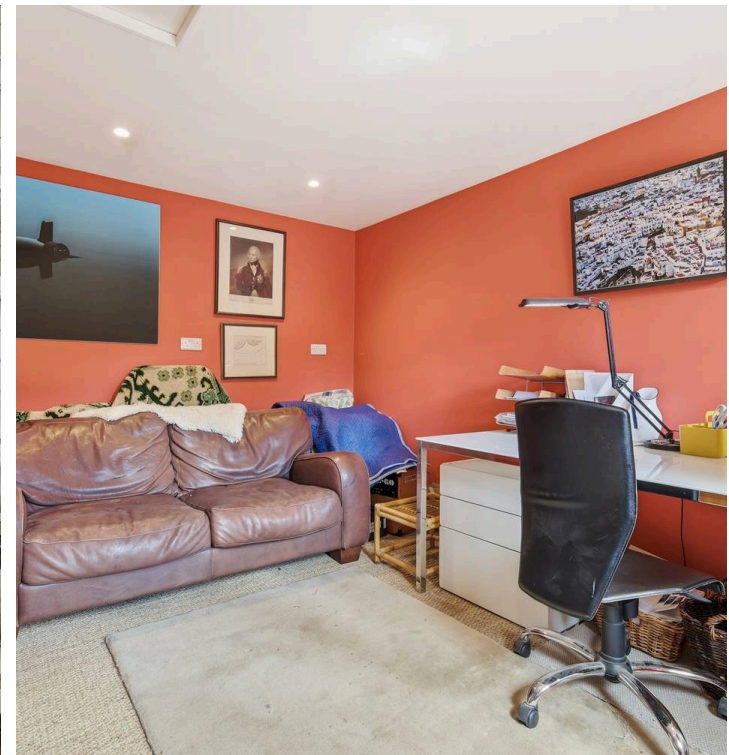
Sweffling, Saxmundham

A substantial range of outbuildings further enhance the property including a double garage and workshop with roller shutter doors, a separate brick-built barn/store and a dedicated office/study, ideal for home working.

The principal barn further benefits from air source heating together with 15 solar panels, a 13.5 kWh Tesla battery storage system and an EV charger, helping combine period character with modern energy efficiency.

Occupying a peaceful yet accessible rural position, Sweffling lies conveniently for Saxmundham, Framlingham and Woodbridge, whilst offering excellent access towards the Suffolk Heritage Coast.

A rare opportunity to acquire an outstanding Suffolk barn conversion with annexe, lifestyle flexibility and exceptional character throughout.





# Potters

ESTATE AGENTS

Total area: approx. 316.9 sq. metres (3410.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modaphotouk | www.modaphoto.co.uk  
Plan produced using PlanUp

HOLDERS LANE, SWEFFLING



## Potters Estate Agents

Potters Estate Agents, 6 Market Hill - IP12 4LU

01394 447487 • [enquiries@pottersestateagents.com](mailto:enquiries@pottersestateagents.com) • [www.pottersestateagents.com/](http://www.pottersestateagents.com/)