



BARN ONE

Milden

|

Suffolk



Chapman Sticks

BARN ONE, POUND FARM BARNS, BOXFORD ROAD, MILDEN, SUFFOLK, IP7 7AN

Hadleigh – 6 miles / Sudbury – 8 miles / Colchester – 15 miles

- Entrance hall and inner hall • Cloakroom •
- 'L' shaped living / dining / kitchen / breakfast room • Three double bedrooms (with one ensuite) • Family bathroom • Utility / boot room •
- Integral garage with workshop area • Office •
- Walk-in store • Off-road parking • West facing garden • In all, 0.21 acres •

The Property

Located in the rural parish of Milden, Barn One is an individual single storey barn conversion which has been completed to a very high standard.

The original building comprised a modern steel frame structure, which incorporated an earlier red brick part (to the rear) that is likely to be mid-19th century.

The comprehensive redevelopment works have essentially formed a new build bungalow, offering appealing, open-plan reception areas which covers about half of the core accommodation.

This arrangement also includes the front kitchen area, which is comprehensively fitted with oak worksurfaces and an extensive range of cupboards and drawers. Integral appliances include Neff oven and microwave, fridge freezer, dishwasher and a wine cooler.

Via the inner hall, the central part of the conversion provides three double bedrooms and a stylishly fitted bathroom. The main rear bedroom (which provides an ensuite shower room) offers additional views over the main garden.

Giving access to the garage, the remaining principal accommodation is the boot / utility room, which provides ample full-height storage and plumbing for white goods.

The southern end of the barn consists of an integral, full-width garage with a rear storage / workshop area, where a further internal door leads into a self-contained office, with an adjacent walk-in store room.

Accessed via a shared driveway, ample off-road parking is situated to the front via a shingle area which defines the eastern boundary, whilst giving access to the integral garage.

Occupying a corner plot of some 0.21 acres, the principal garden is to the rear (west) which is well maintained whilst overlooking farmland beyond the minor country lane (Boxford Road). The garden can also be accessed via Boxford Road, as well as additional gated access immediately to the north of the barn.

A RECENTLY CONVERTED BARN LOCATED ON A MINOR COUNTRY LANE TOGETHER WITH GARAGING, OFF-ROAD PARKING AND WEST FACING GARDENS



Location

Barn One is located on the southern outskirts of the small rural hamlet of Milden. Milden has close links to the nearby village of Lavenham, which is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous church and of course the National Trust Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a broad selection of shops and services. The market town of Sudbury which is about 7 miles south provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St. Edmunds is about 16 miles north.

EPC Rating

Current C (69). Potential B (87).

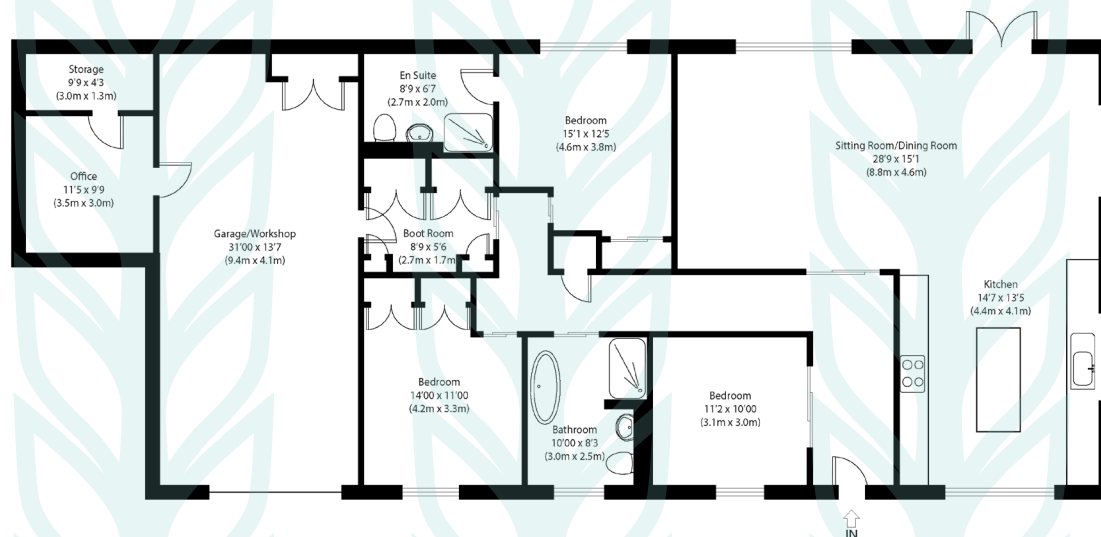
Services

Mains electricity and water are connected. New private sewage treatment plant (Klargester) which also serves two other neighbouring conversions. Air source heat pump, and a Vent-Axia MVHR (mechanical ventilation with heat recovery unit). EV charger. Rainwater harvesting system. Full Fibre 500 Broadband.

Local Authority

Babergh and Mid Suffolk District Council.
Band D (2026/7)





Ground Floor

Approximate Gross Internal Area
2095 sq ft (195 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photostockgroup.co.uk



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