



Home Farm Barns, Easton, Suffolk



Recently converted, immaculately presented two bedroom, single storey barn conversion. Finished to a high standard with contemporary open plan layout, exposed beams, oak flooring, walled garden and garage. Home Farm Barns is a select development in a rural position and is located on the outskirts of the pretty village of Easton.

LOCATION Easton is approximately five minutes drive from the A12 and is a pretty, sought-after village located between the towns of Woodbridge and Framlingham. Easton Village itself is well serviced by both its own primary school and falls within the catchment for the highly regarded Thomas Mill High School. The local public house, The White Horse offers a varied menu to suit both lunchtime and evening dining. The village has both a cricket and a bowls club, and Easton Farm Park is a local attraction for family days out, running several events throughout the year. The nearby railway station at Campsea Ashe is just 5 minutes drive, has a direct link through to London Liverpool Street. Framlingham offers a range of independent shops, cafes and restaurants and is known for its twelfth century castle. Woodbridge is on the River Deben offering many walks, cinema, swimming pool and gym.

LOCAL AUTHORITY : East Suffolk Council

TAX BAND : C **EPC :** C **POSTCODE :** IP13 0ET

WHAT3WORDS: ///bother.outlooks.ranges

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

SERVICES Oil fired underfloor heating, mains water, private shared drainage and mains electricity. Water Softener.



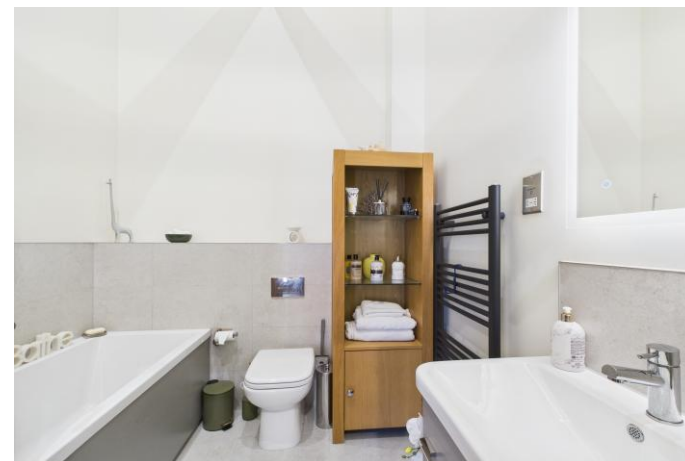
HOME FARM BARNs - INTERIOR The front door leads you into the hall with windows to the front and oak flooring. This opens into the generous open plan living/dining/kitchen which is a stunning space - over 27' long - with exposed beam work to the vaulted ceiling and contemporary white walls. This sunny space has windows to the front and double doors opening onto the walled rear garden. The room has ample space for zoning with clear dining, living and kitchen areas. The shaker style fitted kitchen has a range of full height, wall and base units with high level double ovens, integrated full height fridge, integrated dishwasher, ceramic induction hob, stainless steel sink and window overlooking the garden. Next to the kitchen is a useful utility room with a glazed door leading out to the garden. This benefits from a wall of full height units offering lots of storage, an integrated freezer and an integrated washer/dryer. Along with hallway is a family bathroom with contemporary style bath, wc and basin set into a vanity unit and heated towel rail. The second bedroom is currently used as a TV room and has a window overlooking the rear garden. At the end of the hall is the main bedroom. This unique room has exposed beam work to the partly vaulted ceiling, generous full height wardrobes along one wall and a window overlooking the rear garden. Into the roof space is a wooden mezzanine which provides handy storage and has a library-style ladder for access. There is a contemporary en-suite shower room with a large walk-in shower and wc and basin set into a grey fitted vanity unit with a frosted window to the front. Converted in 2021, the entire property is finished to a very high standard. There is oak flooring throughout (except bathrooms) with underfloor heating to every room. All windows and doors are double glazed and internal doors are contemporary oak.

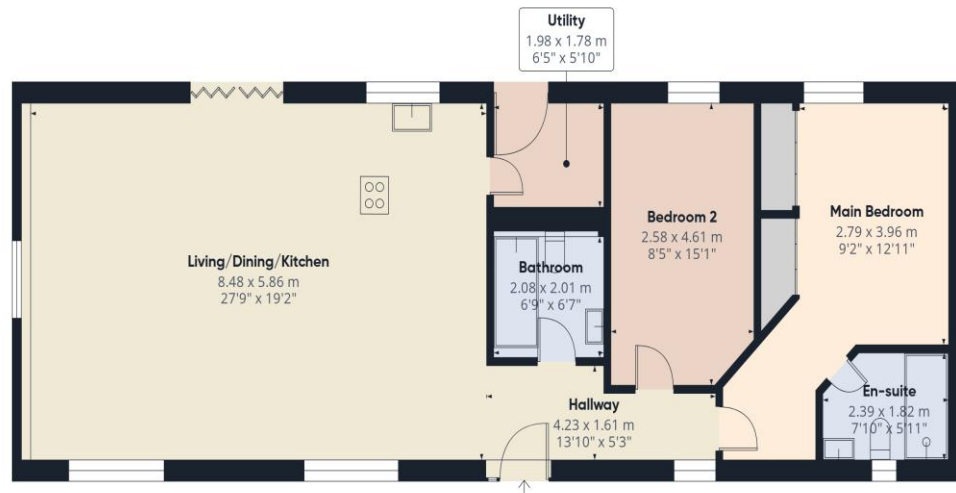
HOME FARM BARNs - EXTERIOR The property is reached via a shared private drive accessed from the Wickham Market Road. The road leads through the select development of barn conversions and new build properties towards 8 Home Farm Barns. Located at the rear of the development is the garage which has a drive in front and an electric roller shutter door. Next to the garage are two allocated parking bays. The house itself is located at the end of a path leading from the garage and has a shingle front garden discreetly housing the oil tank and exterior boiler. The rear garden is a private, walled space. There is a patio outside the house ideal for dining and entertaining and a further decked area to the far left hand corner. The rest of the garden is mainly laid to lawn with some shrubs and a garden shed tucked into the left hand boundary. A side access gate leads around the property back to the front garden. From the house there are rural views beyond the walled garden.

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

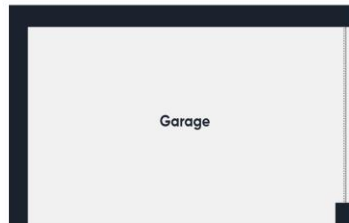
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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

1. There is an annual contribution to the shared grounds which is anticipated to be in the region of £200 per year.
2. The property benefits from a Buildzone new home insurance policy with 5 years remaining.





Floor 0 Building 1



Floor 0 Building 2



Approximate total area[®]
96 m²
1034 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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