



DAVID
BURR

Upper Langdales Barn

Creting St Mary, Suffolk

A substantial traditional Suffolk barn offering an exciting opportunity to create an exceptional individual country home.



The Property

An exceptional opportunity in the Suffolk countryside.

Occupying an attractive rural setting within the former Upper Langdales holding, this substantial traditional Suffolk barn presents an exciting opportunity to create an individual country residence, subject to any necessary consents.

The barn retains the scale, form and character associated with its agricultural origins, with an impressive timber frame and generous internal proportions providing the foundations from which to envisage a striking home.

Importantly, the building has an established residential planning history. Consent was previously granted for the conversion and extension of the barn to form a dwelling together with the erection of a cart lodge, with a subsequent application relating to the removal or variation of conditions also granted.

For a purchaser looking for the opportunity to create a home around their own tastes and requirements, the barn offers a compelling combination of traditional Suffolk architecture, impressive proportions and an interesting residential planning history.

Key Features

Substantial traditional Suffolk barn

Impressive timber-framed construction

Generous internal proportions

Established residential planning history

Previous consent for conversion and extension to form a dwelling

Opportunity to create an individual country home, subject to any necessary consents

Attractive rural Suffolk setting

Scope to establish gardens and outside space



The Barn

Traditional character on an impressive scale.

The barn is an imposing traditional building whose scale, proportions and timber-framed construction provide an impressive starting point for its potential transformation into a distinctive country home, subject to the necessary consents.

Internally, the exposed structural frame immediately conveys the building's agricultural heritage, while the substantial open spaces offer considerable scope for imaginative design and dramatic living accommodation.

The height and volume of the building are integral to its appeal, providing an opportunity for the original frame to remain a defining feature of any future scheme. The juxtaposition of historic fabric with contemporary finishes could create a home with a character and individuality that would be difficult to replicate within a conventional property.

Rather than inheriting somebody else's interpretation of a country house, the barn offers the prospect of shaping a home around the building itself and the purchaser's own requirements.



*Photo taken in 2021



*Photo taken in 2021

Planning History

A previously approved residential scheme.

Planning permission was originally granted under reference 3599/15 for the conversion and extension of the barn to form a dwelling together with the erection of a cart lodge.

A subsequent application, DC/18/00114, sought the removal or variation of a number of conditions following the original permission. This included amendments to approved drawings and other details relating to the proposed conversion, together with amendment of the description relating to the cart lodge. The application documentation refers to its use as an artist's workshop/studio. The subsequent application was granted.

The planning history provides a useful indication of how the building has previously been considered for residential conversion and offers an interesting point of reference for purchasers contemplating its future.

Prospective purchasers should note that no representation is made as to whether the previous planning permissions remain extant or capable of implementation. Interested parties should make their own enquiries of Mid Suffolk District Council and seek independent professional advice regarding the current planning position and any consents that may now be required.



THE OPPORTUNITY

A home of your own making.

The particular appeal of The Barn lies in the opportunity to work with a building that already possesses considerable architectural character. Its traditional timber frame, substantial proportions and agricultural form provide the ingredients from which a striking country home could potentially be created, subject to obtaining or confirming the necessary consents.

The previous residential scheme demonstrates one interpretation of how the barn could evolve, incorporating the existing structure within a larger residential arrangement together with ancillary accommodation.

A future purchaser may wish to explore that previous approach or consider their own vision for the building, subject in either case to the appropriate planning and other statutory approvals.

It is a rare opportunity to acquire a traditional Suffolk building of genuine presence and consider the next chapter in its history.



Outside & Location

A rural setting to complement the architecture.

The Barn occupies an attractive position within the Suffolk countryside, where its traditional agricultural form sits naturally within the surrounding landscape.

As part of the separation of the wider Upper Langdales holding, The Barn will be offered with its own defined curtilage, providing scope to establish outside spaces appropriate to the property and any future use.

For a purchaser seeking to create a residential home, subject to the necessary consents, the ability to consider the landscaping alongside the building itself presents an opportunity for the house and its surroundings to evolve together.

Connected countryside living.

Creting St Mary is one of Suffolk's quietly desirable rural villages — offering a balance of countryside surroundings and excellent accessibility.

The nearby towns of Needham Market and Stowmarket provide a good range of everyday amenities and rail connections, with Stowmarket Station offering direct mainline services to London Liverpool Street in approximately 90 minutes. Ipswich, Bury St Edmunds, Norwich and Cambridge also remain easily accessible.

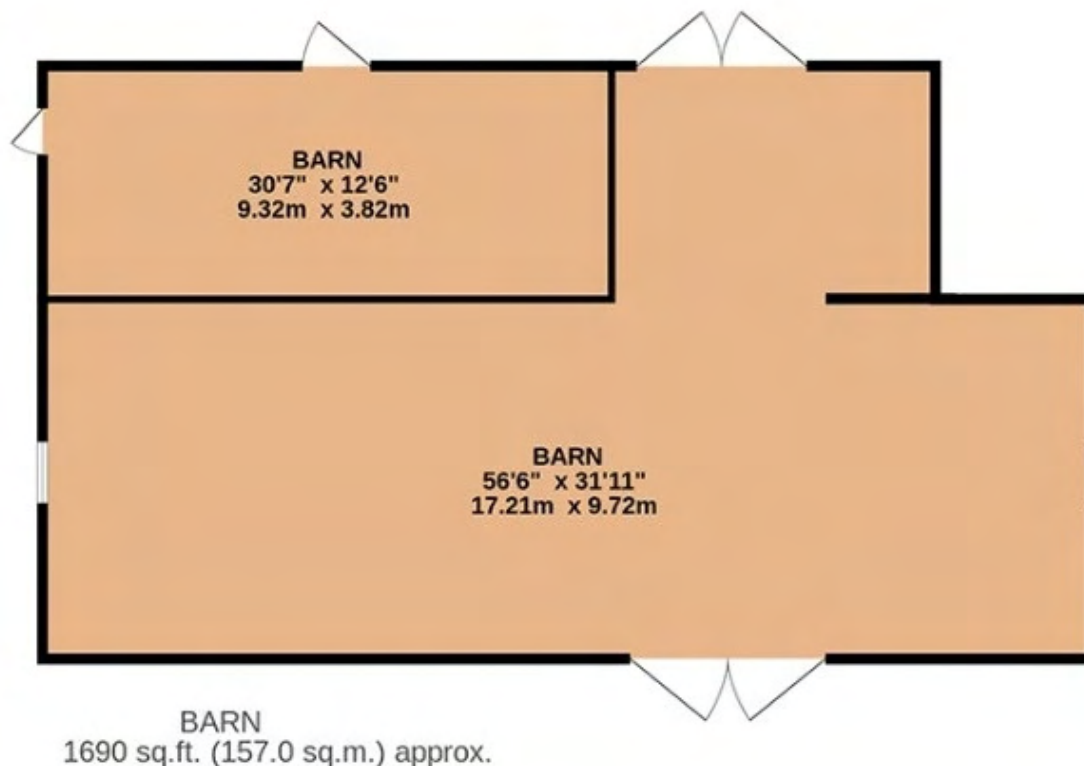
The area is well regarded for schooling, with access to Debenham High School alongside a selection of respected independent schools including Old Buckenham Hall, Orwell Park, Culford and Woodbridge School.

Approximate distances:

- Needham Market – 2.5 miles
- Stowmarket – 4 miles
- Ipswich – 10 miles
- Bury St Edmunds – 20 miles
- Cambridge – 40 miles



Floorplan



AGENT'S NOTE:

The Barn forms part of the wider Upper Langdales holding, which is being divided and offered for sale in separate lots. As part of this process, new and/or revised arrangements may apply in respect of services, access and boundaries. Further details will be available from the vendor's solicitor and prospective purchasers should satisfy themselves as to these arrangements prior to exchange of contracts.

Planning permission was previously granted under reference 3599/15 for the conversion and extension of the barn to form a dwelling together with the erection of a cart lodge. A subsequent application under reference DC/18/00114, relating to the removal or variation of conditions following the original permission, was also granted.

No representation is made as to whether these permissions remain extant or capable of implementation. Prospective purchasers should make their own enquiries of Mid Suffolk District Council and seek independent professional advice regarding the planning history, current planning status and any consents required for their intended use of the property.

Property information

Mid Suffolk District Council - B

EPC Rating: D

Tenure: Freehold

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

DAVID
BURR

David Burr - Woolpit

Sampson House, Woolpit,
Bury IP30 9QN

01359 245 245

Woolpit@davidburr.co.uk