



Midsummer Barn, Boyton End, Stoke By Clare, CO10 8TB

**CHEFFINS**

## Midsummer Barn

Stoke By Clare,  
CO10 8TB

An exquisite and quite stunning Grade II listed detached former tithe barn, believed to date back to the 16th century, sympathetically converted into a most stylish country home of immense character and charm including a wealth of exposed beams/timbers and fine Inglenook style fireplaces. In a picturesque and tranquil rural setting, together with wonderful landscaped gardens extending to about 1.8 acres, double bay cart lodge and workshop.

4 3 2

**Guide Price £1,250,000**





## LOCATION

Midsummer Barn occupies an outstanding and tranquil rural location overlooking farmland and countryside and within the picturesque hamlet of Boyton End, which is conveniently located just 2 miles from the sought after village of Stoke by Clare and 4 miles from the market town of Clare. Boyton End is also within easy access of major routes including the A1307, A11, M11 motorway and the university City of Cambridge. The attractive, historic villages of Cavendish, Long Melford and Lavenham are also within easy reach and there are independent schools situated nearby at Barnardiston and Stoke College at Stoke by Clare.

**COVERED OPEN PORCH**

which is open to the full height of the barn, extensive glazed windows to the side and above, a pair of full height double glazed doors leading to:

**MAGNIFICENT SITTING ROOM**

Open plan central living space incorporating a brick Inglenook style fireplace with oak bressumer above and brick hearth with exposed brick chimney breast to the full height of the barn. The room is atmospheric in so many ways and is overlooked by the first floor principal reception room. Wealth of exposed beams and timbers, natural oak flooring, full height double glazed doors to rear aspect with wooden shutters, two radiators, opening to Kitchen and further opening with exposed beams and studwork leading to:

**STUDY**

with radiator and a large built-in shelved storage cupboard, sealed unit double glazed window to front aspect, opening to:

**INNER HALL**

with panelled staircase with storage cupboards understairs and stairs leading to first floor.

**DOOR FROM RECEPTION HALL**

through to rear hall and bedrooms.

**PANELLED DOOR FROM MAIN RECEPTION ROOM**

to:

**SNUG/LIVING ROOM**

with feature red brick fireplace and chimney breast, recess to side with fitted storage shelves, radiator, natural oak flooring, exposed beams, sealed unit double glazed window to rear aspect, panelled door to:

**DINING ROOM**

which is adjacent to the kitchen/breakfast room and partly open to the full height of the barn and is overlooked by the first floor principal reception room. There is a feature tiled floor, wealth of exposed beams and timbers, full height glazed windows and a pair of full height glazed doors leading to the paved terrace and gardens. Staircase leading off to the first floor and a further area with extensive fitted book and storage shelves, radiator, sealed unit double glazed windows to rear aspect.

**KITCHEN/BREAKFAST ROOM**

with range of bespoke traditional style units incorporating an inset twin butler sink with mixer taps and cupboards below, natural wood style work surfaces to side with further cupboards and drawers below, Smeg Range style cooker to side with 5 ring gas hob and extractor cooker hood and stainless steel splashbacks above, fitted shelving and base unit comprising natural wood surfaces with cupboards beneath, space for upright refrigerator, exposed brick chimney breast and radiator, traditional wall mounted plate rack, sealed unit double glazed windows to front aspect and tiled floor, door to walk-in Pantry with extensive fitted shelving, exposed brick chimney breast, space for refrigerator and tiled floor.

**WOOD PANELLED DOOR FROM RECEPTION ROOM**

leading to:

**REAR HALL & GROUND FLOOR WING**

comprising Reception Hall with radiator and at the far end a stable door leads to:

**BOOT ROOM**

with fitted base units and space and plumbing for washing machine, trap door to roof space, built-in storage/cloaks cupboard, door to front and rear gardens.

**UTILITY ROOM**

with fitted wooden worktop, inset stainless steel sink, mixer tap, cupboard below with water softener and space and plumbing for washing machine, tiled floor and a central heating boiler, extractor fan.

**GUEST SUITE/BEDROOM 2**

with radiator, natural wooden flooring, two built-in double wardrobes and shelved storage cupboards, exposed beams, sealed unit double glazed windows to front and side aspect, door to:

**ENSUITE SHOWER ROOM**

with a walk-in tiled shower area with fixed head shower and hand held shower unit, glazed shower screen, vanity style unit with wash hand basin, mixer taps and drawers and shelves beneath, low level w.c., wall mounted contemporary style radiator, tiled floor, wall mounted towel rail, sealed unit double glazed windows to front aspect.

**BEDROOM 3**

with radiator, exposed timbers, sealed unit double glazed windows to front aspect and recess with built-in fitted double wardrobe.

**BEDROOM 4**

with radiator, recess with fitted wardrobes, sealed unit double glazed windows to rear aspect, exposed brickwork.





**BATHROOM**

with white suite comprising bath with tiled surround, vanity style worktop with wash hand basin and mixer taps, tiled splashbacks, low level w.c., large wall mounted shower area with fixed head shower unit and hand held shower, tiled walls around, low level w.c., vertical wall mounted radiator/towel rail, sealed unit double glazed window with frosted glass to rear aspect.

**ON THE FIRST FLOOR**

staircase from principal reception room/study area leading to:

**GALLERIED STYLE LANDING**

which overlooks the sitting room and door off to:

**PRINCIPAL SUITE/BEDROOM 1**

with feature high semi-vaulted ceiling with a wealth of exposed beams and timbers, part sloping eaves, sealed unit double glazed windows to side aspect, radiator, large built-in airing cupboard housing hot water cylinder, door to:

**ENSUITE DRESSING ROOM**

with extensive clothes rails and fitted shelving, exposed timbers, high level storage area and high semi-vaulted ceiling, radiator.

**ENSUITE BATHROOM**

with white suite comprising bath with shower attachment, ceramic tiled walls around and glazed shower screen, vanity style unit with wash hand basin, mixer taps, shelves beneath, low level w.c., ceramic tiled floor, wall mirror, exposed beams and timbers, high level sealed unit double glazed window to side aspect.

**SECOND STAIRCASE FROM DINING ROOM**

leads up to:

**FIRST FLOOR PRINCIPAL RECEPTION ROOM**

A magnificent and atmospheric living space which overlooks the sitting room and kitchen and at the far end there are a wealth of exposed beams and timbers and a bank of full height sealed unit double glazed windows which enjoy a wonderful vista over the rear terrace, adjoining gardens and countryside beyond. The room is open to the full height of the barn itself and incorporates an extensive range of beams and timbers as well as a large exposed brick chimney breast which incorporates a woodburning stove set on a tiled hearth, three radiators.

**OUTSIDE**

There are a pair of wooden gates which provide access to a long pebblestone carriage driveway which in turn leads to an extensive courtyard style parking and turning area adjacent to the barn itself and a detached outbuilding which comprises a 2 bay open style cart lodge with light and power and folding wooden doors provide access to an adjoining WORKSHOP and STORE with attractive flint and brick walls and high level glazed windows to side aspect. Adjacent to the courtyard area there are wooden steps leading to the gardens.

The beautiful mature landscaped gardens are a very special feature indeed and are principally laid to lawn with a great variety of mature shrubs, bushes and trees around. There is a feature rose garden with shaped hedgerow to either side which links the garden nearest to the barn to the principal gardens. At the far end of the gardens there is a small wooded copse and an area

of garden with longer natural grass and a grass pathway in the centre and are bordered by farmland and countryside.

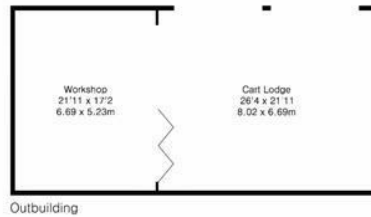
Adjacent to the outbuilding next to the courtyard there is a further secluded paved patio area and greenhouse with steps up to the vegetable garden which incorporates several vegetable beds and a fruit cage with raspberries and other fruits. Beyond this area there is a detached timber Summerhouse/Garden store. In all the grounds extend to approximately 1.8 acres.





Guide Price £1,250,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - West Suffolk Council





Approximate Gross Internal Area 4167 sq ft – 387 sq m  
 Ground Floor Area 2487 sq ft – 231 sq m  
 First Floor Area 1303 sq ft – 121 sq m  
 Outbuilding Area 377 sq ft – 35 sq m



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