

2 Model Farm - Offers In Excess Of £375,000

Combs Stowmarket IP14 2JG

shires

Estate & Letting Agents



shires

SOLD_{STC}

01284 760770

www.abbeysalesandlettingsgroup.co.uk

"Consistently providing outstanding service to our clients"

Features

- BEAUTIFUL BARN CONVERSION
- FOUR BEDROOMS
- EN SUITE TO BEDROOM ONE
- OPEN PLAN LIVING
- WELL PRESENTED THROUGHOUT
- UTILITY ROOM
- SINGLE STOREY LIVING
- ENCLOSED COURTYARD TO THE REAR
- TWO ALLOCATED PARKING SPACES
- VIEWING RECOMMENDED!

The Property

This beautifully presented Grade II Listed barn conversion offers a unique blend of modern living and rustic charm. This delightful single storey property features four spacious bedrooms, providing ample room for family and guests alike along with two well-appointed bathrooms, ensuring convenience for all residents.

As you enter, you are welcomed by two inviting reception rooms, perfect for relaxation or entertaining. The large dining room, conveniently located next to the kitchen, creates an ideal space for family meals and gatherings. The study, which can also serve as the fourth bedroom, provides access to a lovely courtyard, enhancing the property's appeal.

The aesthetic garden is a true highlight, offering picturesque views that can be enjoyed from various vantage points. This tranquil outdoor space is perfect for unwinding after a long day or hosting summer barbecues with friends and family. Situated on a quiet plot, this property benefits from allocated parking, ensuring ease of access. The peaceful surroundings of Combs make it an ideal location for those seeking a serene lifestyle while still being within reach of local amenities and transport links. Model Farm is Grade II Listed and there is a management company in place for the maintenance of the communal grounds and driveways. There is a payment twice a year of £282.50.

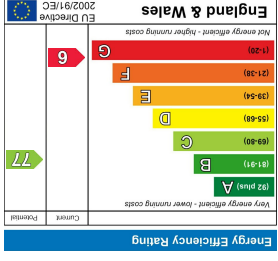
In summary, this stunning barn conversion is a rare find, combining comfort, style, and a beautiful setting. It is perfect for anyone looking to enjoy the best of countryside living in a well-connected area. Don't miss the opportunity to make this exceptional property your new home.

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

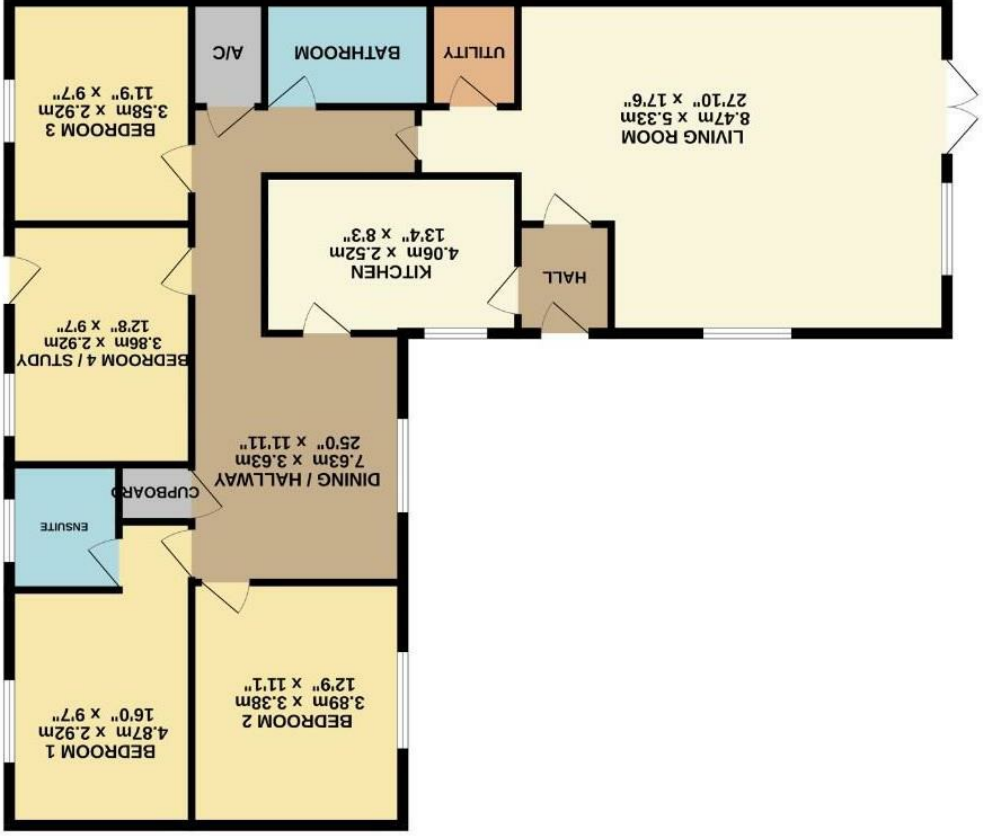




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of areas, lengths, counts and any other data are approximate and no responsibility is taken for any error or omission or for statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their quantity or condition can be given. Made with MetreX (c.2020)



GROUND FLOOR

45 Ipswich Street, Stowmarket, Suffolk, IP14 1AH
 T: 01449 673948
 E: stowmarket@shiresstateagents.co.uk