

Abbey Bakehouse

Easton, IP13 7QY

FINE & COUNTRY



An exceptional five-bedroom barn conversion, where centuries of architectural heritage meet contemporary luxury, outstanding craftsmanship and thoughtfully designed living accommodation, all set within an idyllic Suffolk countryside setting.

KEY FEATURES

- **Exceptional late 15th-century barn conversion of outstanding quality**
- **Beautifully positioned within an exclusive countryside development**
- **Five generously proportioned and beautifully appointed bedrooms**
- **Four bathrooms, including three luxurious en-suites**
- **Magnificent vaulted living room showcasing original exposed timbers**
- **Impressive open-plan kitchen and breakfast room, ideal for modern family living and entertaining**
- **Exceptional specification, traditional craftsmanship and meticulous attention to detail throughout**
- **Versatile ground-floor annexe, ideal for a home office, gym, studio or additional accommodation**
- **Energy-efficient air source heat pump central heating and Mechanical Ventilation & Heat Recovery system**
- **Private courtyard, extensive gardens and views across the surrounding countryside and Deben Valley**
- **Private garage and practical ancillary accommodation**
- **Sensitively designed by award-winning architects HAT Projects**
- **Double glazed windows & doors**





Property Description

The Abbey Bakehouse – A Remarkable Fusion of Heritage and Contemporary Living

Occupying an idyllic position within the beautiful Suffolk countryside, The Abbey Bakehouse is a truly exceptional conversion of a late 15th-century timber-framed and brick barn, where architectural heritage, outstanding craftsmanship and contemporary design have been brought together to create a home of considerable distinction.

Forming part of the exclusive Abbey Yard development in the highly regarded village of Easton, this remarkable residence has been meticulously restored and thoughtfully reimagined by award-winning architects HAT Projects. The result is an outstanding family home that celebrates its historical origins whilst delivering the space, comfort and exceptional specification expected of/for modern luxury living.

From the moment you enter, the quality of the conversion and attention to detail are immediately apparent. Original oak timbers, traditional Suffolk brickwork and clay pantiles have been carefully preserved, providing a wonderful connection to the building's heritage, whilst beautifully considered contemporary finishes complement its historical character.

At the heart of the home lies a magnificent double-height living room, where an impressive vaulted ceiling and exposed structural timbers create a wonderful sense of space and architectural drama. Generous glazing allows natural light to flood the interior, whilst doors opening directly onto the terrace provide a seamless connection between the living accommodation and the beautiful surroundings/private courtyard garden.

The substantial open-plan kitchen and breakfast room has been thoughtfully designed to provide a welcoming and sociable environment, perfectly suited to both everyday family life and entertaining. Throughout the property, careful consideration has been given to the proportions, natural light and flow of the accommodation, creating an exceptional balance between character and contemporary practicality.

The Abbey Bakehouse offers five beautifully appointed bedrooms, complemented by four bathrooms, three of which are en-suite. Each space has been carefully considered to provide comfort, privacy and versatility, making the property perfectly suited to family living and accommodating visiting guests.

A particularly appealing feature is the separate, generously proportioned ground-floor annexe. Offering considerable flexibility, this additional accommodation could serve as a dedicated home office, fitness studio, creative workspace or supplementary residential accommodation, subject to any necessary consents. Its adaptability is ideally suited to the evolving demands of modern living.





Gardens & Grounds

Externally, The Abbey Bakehouse enjoys an equally impressive setting, with a private courtyard providing an attractive space for outdoor dining, entertaining or simply enjoying the tranquillity of the surrounding countryside.
The extensive gardens offer a wonderful sense of openness, with views extending across the pastoral Suffolk landscape. The relationship between the historic buildings, landscaped grounds and surrounding countryside has been carefully considered, ensuring the property sits comfortably and naturally within its rural environment.
A private garage provides additional practicality, whilst the thoughtful arrangement of the buildings and outside spaces further enhances the appeal of this exceptional home.



Abbey Yard - An Exclusive Collection of Distinctive Homes

Every aspect of the scheme has been approached with an emphasis on quality, authenticity and architectural integrity, ensuring that the historic buildings retain their individual identities whilst being adapted for contemporary living.
Two further historic barn conversions, Priory Barn and Sanctuary Barn, will enjoy impressive views towards St Mary's Church, with completion anticipated in spring 2027. These will be followed by the proposed release of five individually designed new homes to the eastern part of the development in summer 2027.
Together, these properties will create a distinctive collection of homes in one of Suffolk's most attractive rural settings.



FINE & COUNTRY



Location and Setting

Nestled within the picturesque Suffolk countryside, Easton is a charming and historic village offering an appealing combination of rural tranquillity, village character and convenient access to some of the county's most desirable destinations.

The village is home to the historic 17th-century coaching inn, The White Horse, a welcoming destination for dining and socialising. It has just been listed in the Michelin guide. Associated with the team behind The Suffolk in Aldeburgh, the inn adds considerably to the village's appeal.

Easton is also renowned for its remarkable serpentine, or crinkle-crankle, boundary wall, a distinctive feature of the village's architectural heritage. Originally associated with Easton Hall, the wall serves as a fascinating reminder of the area's rich history.

The nearby historic market towns of Framlingham and Woodbridge offer an excellent selection of independent shops, restaurants, cafés and everyday amenities, together with a wealth of cultural and recreational opportunities.

Further afield, the internationally renowned Snape Maltings provides a celebrated destination for music, arts and culture, whilst the beautiful Suffolk Heritage Coast, including Aldeburgh and surrounding coastal villages, offers wonderful opportunities for walking, sailing and enjoying the region's outstanding natural beauty.

With its combination of peaceful countryside surroundings and accessibility to the wider Suffolk area, Easton provides an exceptional setting for those seeking a refined rural lifestyle without compromising on convenience.





A Rare Opportuntiy

The Abbey Bakehouse represents a rare opportunity to acquire a home of genuine architectural significance, where nearly six centuries of history have been sensitively preserved and enhanced through outstanding contemporary design.
Combining exceptional living accommodation, versatile additional space, beautiful gardens and an enviable countryside location, this is a property that offers far more than simply a place to live.

Service and Additional Information

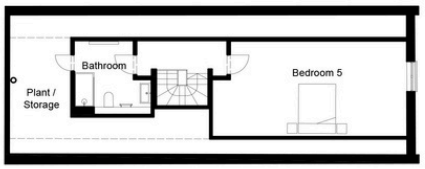
What Three Words Location Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...What 3 words ///skims.competing.detergent
Air Source Heat Pump Central Heating
Mains Electricity, Water, Waste treatment plant
Broadband Available – Fibre to the home but please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
East Suffolk District Council
Band TBC

Please note: Details relating to services, specifications, accommodation and proposed development completion dates should be independently verified before publication.

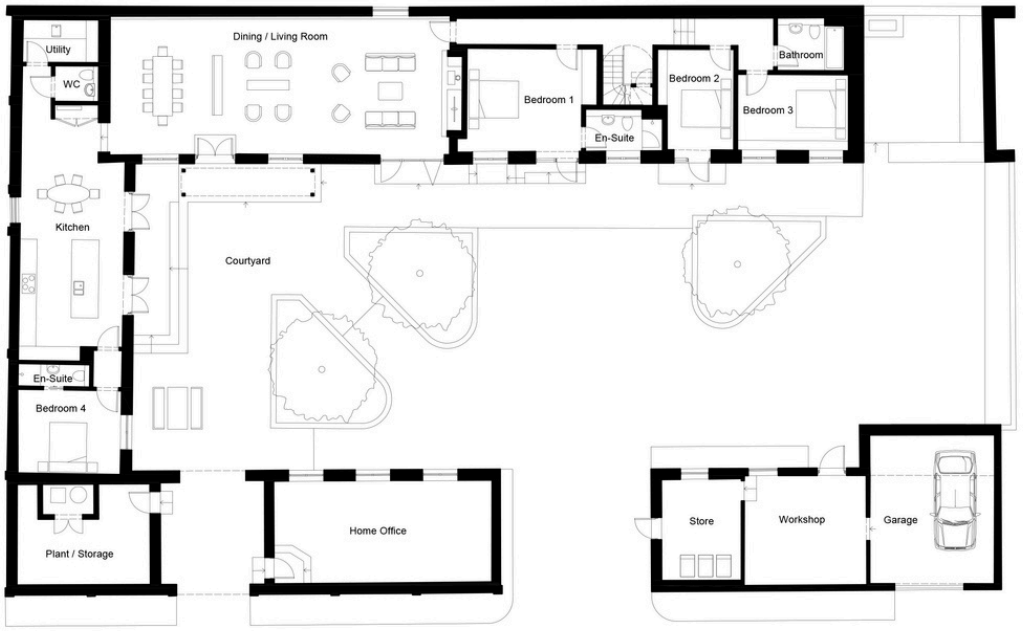








The Abbey Bakehouse
First Floor Plan



The Abbey Bakehouse
Ground Floor Plan

GIA = 350 sqm / 3767 sqft
GIA Garage/Workshop = 66 sqm / 710 sqft

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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