



Bluebell Barn
Great Green | Thrandeston | Suffolk | IP21 4BN

COUNTRY LIFE AT FULL GALLOP



Imagine a life where elegance meets equestrian excellence, where every day begins with the serenity of country living and ends with the thrill of riding at full gallop. Nestled within 14.45 acres (stms) of paddock, woodland and ponds, sits a two-year-old beautiful three-bedroom detached barn conversion offering a truly unique opportunity to live your equestrian dreams in style, with a 12-stable American Barn and professional standard menage offering potential for livery and training school.

All Viewings Strictly by Appointment - please call 01379 646020 to book.



KEY FEATURES

- Beautiful three-bedroom barn conversion
- Large Principal bedroom with ensuite and dressing room
- Air source underfloor heating throughout
- Only built two years ago with three years of guarantees remaining
- Approximately 14 acres of land some with post and rail stock fencing (stms)
- American Barn with 12 stables, two tack rooms, two rug rooms and CCTV
- 20 x 60 Menage with Andrews Bowen surface
- Immediate access to the surrounding countryside
- A short ten-minute drive from the train links and amenities of Diss
- Excellent transport links to the A140 and A143

History and horses go hand in hand in this property, with inviting social spaces, a kitchen to gather everyone together in and paddocks stretching away before you. Here you experience the perfect blend of contemporary luxury and rustic charm in a beautifully converted barn, completed in August 2024. Every inch of this property has been thoughtfully renovated, offering you brand new interiors, futureproofed infrastructure with air source heat pump, a new water treatment plant and three years of guarantees still remaining. All this together with professional standard equestrian facilities, this is a fantastic opportunity.

Step Inside

Step into the practical utility room, perfectly suited to country living, and through to the welcoming internal hallway. Opposite, the contemporary kitchen combines sophistication with personality, featuring stylish grey cabinetry, sparkling worktops, and a central island where the current owner enjoys a morning coffee while watching the sun rise over the gardens. The island also provides an ideal space for informal dining or chatting with friends over coffee. Beautifully appointed, the kitchen includes full-height fridge freezers, integrated dishwasher, and a superb pantry cupboard. Designed with modern lifestyles in mind, the home benefits from practical hard flooring throughout the living areas, with softer finishes reserved for the bedrooms, while underfloor heating throughout ensures year-round comfort. Built just two years ago, the barn conversion also offers excellent energy efficiency thanks to modern insulation and glazing. The impressive sitting and dining room is a fabulous entertaining space, enhanced by sliding double doors opening onto the grounds blending indoor and outdoor living. There is also exciting potential to extend the barn further at either end, or both, subject to the necessary planning permissions.





KEY FEATURES

The principal bedroom is light, spacious, and complemented by a luxurious en-suite with deep bath for a relaxing soak after a hack and a walk in shower, while bedrooms two and three are both generous doubles sharing a stylish contemporary family bathroom. An additional cloakroom positioned next to bedroom three ensures convenient access to a private WC for family and guests alike. Further practical benefits include a water softener to aid cleaning and maintenance. From the front of the home, the property enjoys spectacular sunset views, creating the perfect setting to relax and unwind in this exceptional luxury country barn conversion.

History and Horsepower

Designed for the serious equestrian, the property features an American Barn equipped with 12 spacious stables, two fully equipped tack rooms, two rug rooms, a wash down area with solarium (included), state-of-the-art CCTV in each stable for peace of mind, a social area where staff, or riders can have a cuppa and a chat after a hack. Each stable has a window allowing natural light and an airy atmosphere, and a tap to save lugging water across the yard. Three stables are larger, suitable for foaling boxes. The professional standard menage invites you to hone your riding skills in a 20 x 60 floodlit menage outfitted with a premium Andrews Bowen surface, ensuring a perfect condition for training all year round, plus mirrors, vital for checking posture and tracking the movement - the current owner has competed and practised dressage here. Two further barns are included, one for equipment storage and the other to store hay and straw, whilst a further garage cum workshop is currently used as a feed barn. The barns could perhaps offer opportunity for further residential conversion or income potential as Airbnb subject to planning.

Step Outside

Approached via a shared driveway with full rights for equestrian vehicular access, including tractors and horse transport, the property immediately sets the tone for an exceptional rural lifestyle. Generous parking provides ample space for family, friends, and visiting equestrian guests, while the impressive 14 acres of land (stms) offer outstanding flexibility for grazing and paddock rotation; 10 acres are enclosed with traditional post-and-rail and stock fencing, and the rest are unfenced and used for hay, creating a picturesque and highly practical setting for horses and livestock alike. Beyond its equestrian appeal, the grounds present exciting opportunities for those seeking a more sustainable way of life, with extensive space for greenhouses, polytunnels, and market gardening. The current owner already keeps chickens, enjoying a plentiful supply of fresh eggs and embracing the tranquillity of country living.























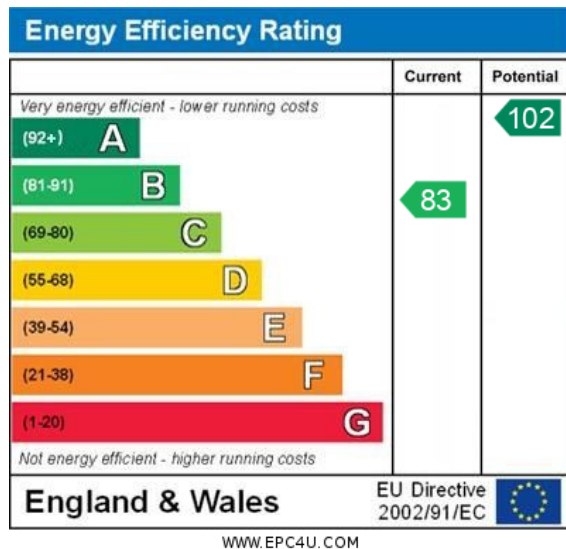






INFORMATION

Within the boundaries, a charming area of woodland and two peaceful ponds provide idyllic spots to escape, unwind, and enjoy the surrounding nature. Immediately outside the rear of the barn, a terrace captures the morning sunrise and overlooks an enclosed lawned garden, ideal for entertaining, summer barbecues, and safe enjoyment for children and dogs. The garden offers a wonderful blank canvas for further landscaping, with ample room to create a pergola and shaded patio areas for relaxing during the height of summer. Accessed via sliding double doors from the sitting room, a south facing outdoor living space currently enjoys views towards the stables and could, if desired, be further enhanced to create a beautifully enclosed sun terrace. The property also benefits from immediate access to surrounding countryside bridleways and tracks, perfect for scenic hacks, peaceful walks, or exhilarating gallops. Above all, the current owner has treasured the remarkable sense of peace and quiet, with little more than birdsong filling the air and the occasional sight of buzzards and red kites soaring overhead.



On The Doorstep

Thrandeston is a small and picturesque Suffolk village, known for its unspoilt countryside, rural walks, and strong sense of community. Nearby Mellis offers a charming village atmosphere with a renowned common, Mellis Tavern and well-regarded primary school whilst Yaxley offers an Indian takeaway for busy days when cooking is too much.

Agents Note: The Kenwood electric range with induction hob may be available by separate negotiation.

How Far Is It to...

The historic market town of Diss is found 7 miles to the north and has extensive range of day-to-day amenities including healthcare and vet, supermarket, and independent shops along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street in just 90 minutes and to Norwich.

Directions:

From Diss head south on the A140 and go to the Brome roundabout next to the Roy Humphries estate. At the roundabout go all the way around and go back on yourself up the A140 and take the first left onto Abbey Close and follow the road up to the junction of New Road and turn left. Take the next right onto the drive of Rectory Farm and stay on the drive all the way to the top to Bluebell Barn.

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 Location ///graphic.painting.president.

Services, District Council and Tenure

Air source underfloor heating,

Mains Electricity & Water

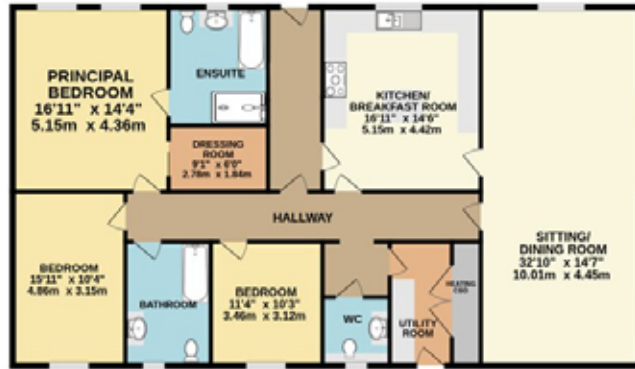
Drainage - Private Treatment Plant

Broadband Available - Fibre to Cabinet but please check www.openreach.com/fibre-checker.

Mobile Phone Reception - varies depending on network provider. Please see www.ofcom.org.uk to check.

Mid Suffolk District Council - Band F

Tenure - Freehold

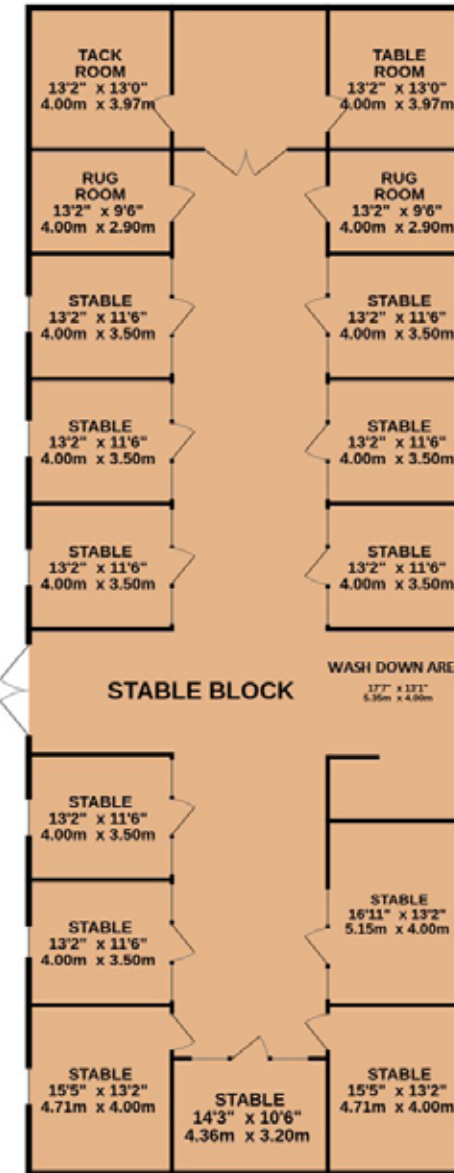
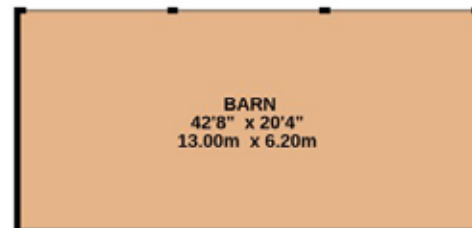
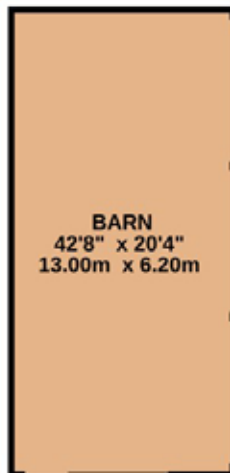


ACCOMMODATION
1889 sq.ft. (175.5 sq.m.) approx.

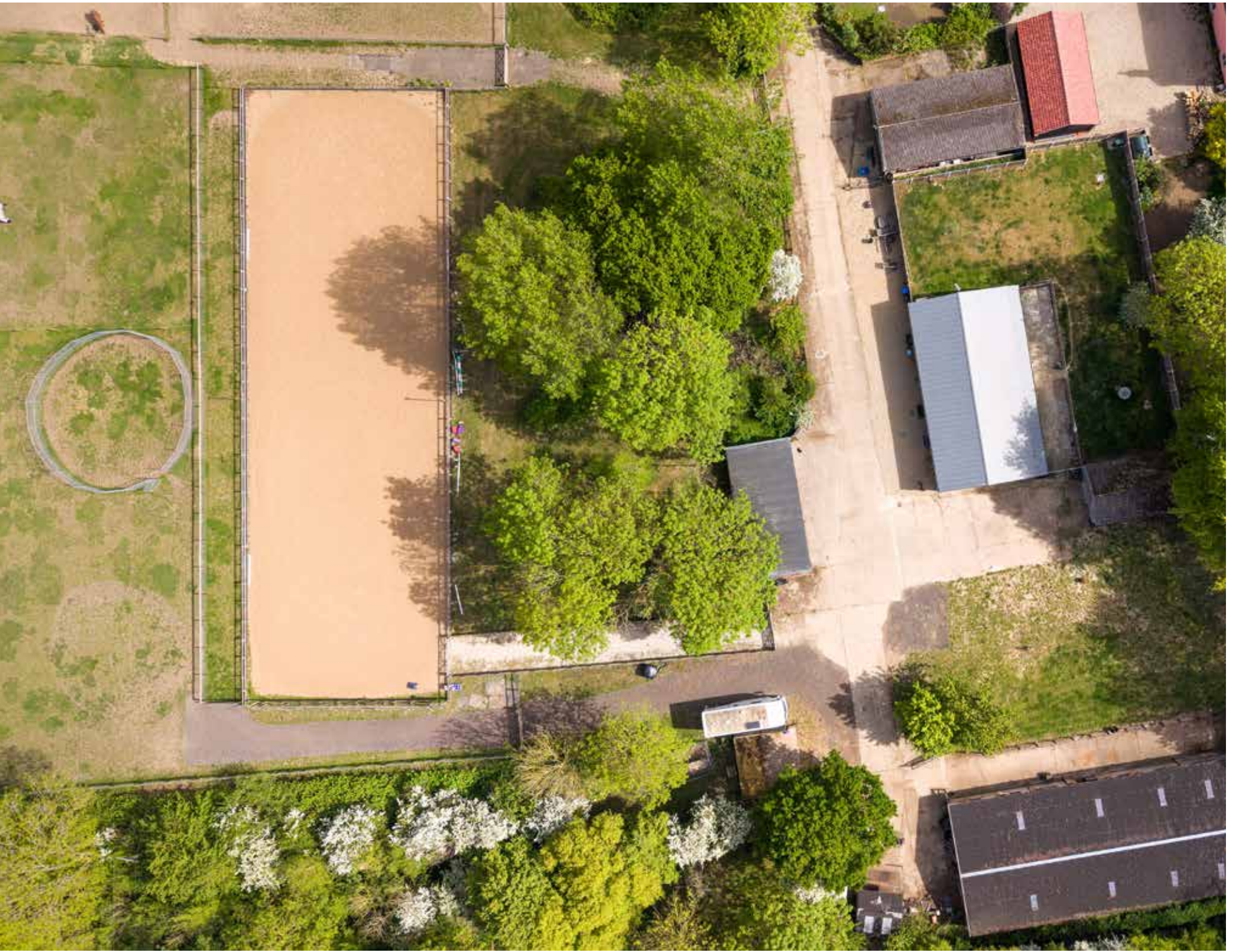


TOTAL FLOOR AREA (approx.)

Accommodation: 1889 sq.ft (175.5 sq.m) -
Stables: 4331 sq.ft. (402.4 sq.m.) -
Garage/Outbuildings: 2318 sq.ft (215.3 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced by HomeSight Studios for Fine & Country Estate Agent.



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.



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



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