



Battisford Hall Barns
Battisford, IP14 2HG

Timeless Barns, exceptional living



Nestled in a pretty village setting, this exclusive collection of five magnificent barn conversions offers an opportunity to embrace a lifestyle defined by space, beauty and understated luxury. Set amidst open farmland and rural views, these remarkable homes have been thoughtfully conceived to honour their agricultural heritage while delivering the comfort, elegance and efficiency expected of a contemporary country residence. With two homes now complete and available to experience firsthand, and the remaining three progressing through construction, discerning purchasers have the opportunity to secure a truly special home within an intimate and prestigious development.



KEY FEATURES

- Five exceptional luxury barn conversions
- Two homes completed and ready to view
- Remaining homes under construction
- Expert craftsmanship and meticulous attention to detail
- High specification throughout
- Air source heat pumps
- Engineered oak flooring
- Striking exposed timber features
- Exceptional countryside views
- Garages and cart lodges
- Generous plots

The Location

Life in Battsford captures the very essence of English village living. Surrounded by open countryside yet remarkably well connected, the village enjoys a strong sense of community, centred around its churches, cricket club, village green and welcoming community-run pub. Just a short distance away, a local vineyard provides a delightful destination for leisurely afternoons, while the nearby River Gipping and surrounding country parks offer miles of scenic walks, cycling routes and opportunities to enjoy the outdoors throughout the seasons.















The thriving market town of Stowmarket lies only five miles away, providing a wealth of amenities including independent boutiques, cafés, restaurants, leisure facilities and excellent schooling. Fast rail connections place London within easy reach, while the A14 links effortlessly to Ipswich, Bury St Edmunds, Cambridge and Norwich. For families, a number of highly regarded schools are within easy reach, including Great Finborough School and Old Buckenham Hall, reinforcing the area's reputation as one of Suffolk's most desirable rural locations.

Crafted by Mexhomes

Renowned throughout Suffolk for creating some of the region's most coveted barn conversions, MexHomes has built its reputation on an unwavering commitment to quality, craftsmanship and thoughtful design. Specialising exclusively in the conversion of rural agricultural buildings, the company possesses a unique understanding of how to preserve the authenticity and character of traditional barns while transforming them into elegant homes for modern living. Every project is approached with care and attention, ensuring each conversion retains its own identity while benefiting from a consistently exceptional standard of finish.

Today, MexHomes developments are highly sought after, often securing buyers long before completion. Their success lies in creating homes that are far more than simply places to live; they are homes with a story, a sense of place and an enduring connection to the Suffolk landscape. This latest collection continues that legacy, an exceptional opportunity to own a beautifully crafted home in one of the county's most idyllic settings.

PLEASE NOTE SOME IMAGES DISPLAYED WITHIN THIS BROCHURE HAVE BEEN CREATED DIGITALLY TO INDICATE HOW A ROOM COULD BE FURNISHED/FINISHED



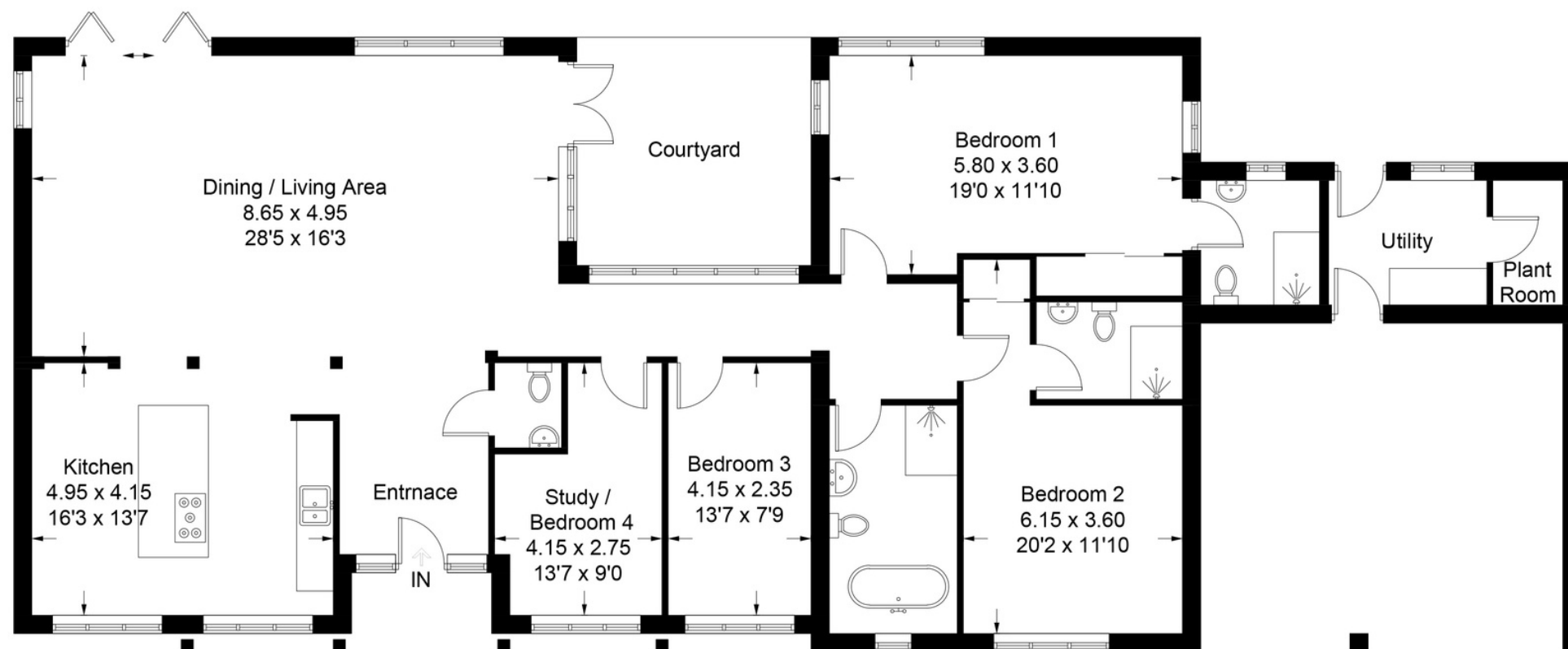




Flint Barn

Plot 4, Battisford Hall, Battisford

Approximate Gross Internal Area = 169.8 sq m / 1828 sq ft



Proposed Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318459)

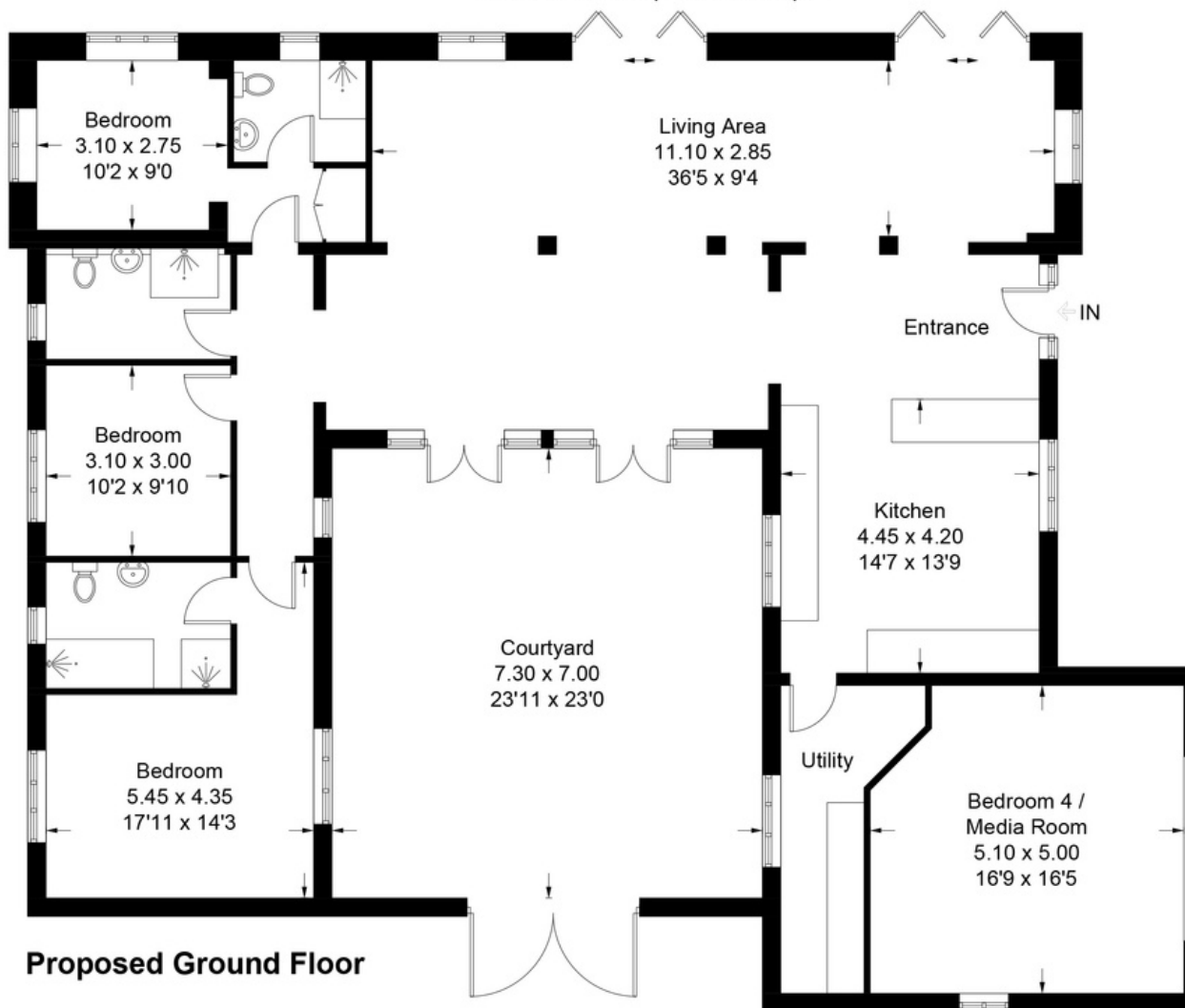
The Piggeries

Plot 5, Battisford Hall, Battisford

Approximate Gross Internal Area = 157.9 sq m / 1700 sq ft
(Excluding Courtyard)

Bedroom 4 / Media Room = 24.3 sq m / 261 sq ft

Total = 182.2 sq m / 1961 sq ft



Proposed Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1318104)

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

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