

A contemporary three bedroom detached barn conversion along with landscaped gardens, and outbuildings situated in a lovely position within the village of Parham.



Guide Price

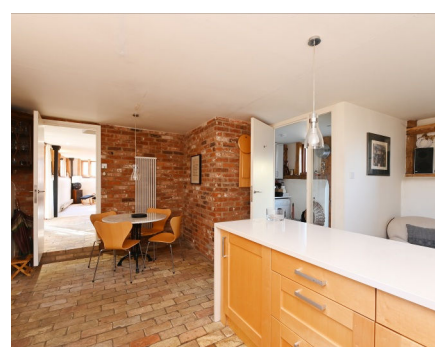
£575,000

Freehold

Ref: P7834/C

Address

The Barn
Main Road
Parham
Suffolk
IP13 9LZ



Reception hall, cloakroom, dining room, sitting room, kitchen/breakfast room and utility room.

Three first floor bedrooms, shower room and en-suite bathroom, along with a mezzanine study.

Off road parking, double garage and stores, studio and stylish summerhouse.

Beautiful gardens extending in all to 0.25 acres.

No forward chain.

Contact Us



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email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The Barn sits in a particularly pleasant, elevated set position back from the road. It is situated in the centre of the well regarded and accessible village of Parham, between Framlingham and Wickham Market. Framlingham is perhaps best known for its historic castle and highly regarded public school, Framlingham College. The town offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre, Sir Robert Hitcham's Primary School and Thomas Mills High School. The Heritage Coast is just a short drive away and offers picturesque beaches, sailing facilities, stunning forest walks, cycle rides and popular public houses. The world famous Snape Maltings Concert Hall is within easy reach (8.5 miles), and there is also bird watching at the RSPB centre at Minmere (15.5 miles). For the commuter, Parham offers good road links via the A12. There is also a nearby railway station located at Campsea Ashe, near Wickham Market, with regular trains to London Liverpool Street via Ipswich.

Description

It is understood that the timber framed Suffolk Barn was converted in 1990. It offers a contemporary, open plan living space over two floors and an additional mezzanine study. Throughout the Barn there are exposed timbers and red brick walls. It has an abundance of windows giving it great natural light.

A front door flanked on one side by a window provides access to the reception hall. This has a floor to ceiling west facing window, brick floor, glazing through to the dining room and a door to the cloakroom with WC and handwash basin. The dining room has stairs to the first floor landing and a floor to ceiling north facing window. There is brick flooring and exposed red brick walls. On either side of the chimney breast, there is access to the sitting room which is triple aspect. This has windows to the north, west and south as well as exposed timbers and a glass fronted wood burning stove. The kitchen/breakfast room has low level wall units and an integrated double electric oven with bottle gas hob above. There is an integrated slimline dishwasher and fridge. The work surface has a double sink and drainer. There are exposed timbers and as well as a door to the exterior, there is a door into the utility room. This has high and low level wall cupboards, space and plumbing for a washing machine and tumble dryer as well as a sink and glazed door to the exterior.

The first floor vaulted landing has north facing windows and doors to the three bedrooms and shower room. Bedroom one has a vaulted ceiling and exposed timbers. There is a south facing window overlooking the grounds as well as a high level apex window. There is a walk-in wardrobe with hanging rails and a high level eaves storage cupboard. A door opens to an en-suite bathroom comprising a WC, handwash basin, bath and south facing velux window. Bedroom two, which the vendors use as a library has fitted shelving, south facing windows and exposed timbers. It is open to the mezzanine. Bedroom three has a north facing window, exposed timbers and steps leading up to the mezzanine study that has a east facing window.

Outside

The property is approached from the road via a neighbour's drive that leads up to a shingle parking. Here there is access to the double garage which is of brick and block construction with weatherboarded elevations under a tiled roof. There are double doors to the front and in total the garage measures 17'4 x 16'6. To the rear of the garage are two useful stores and stairs that lead up to the studio. This office has fitted desks, eaves storage cupboards and north and west facing windows. Power is connected and there is an electric heater.

The gardens are delightful. Surrounding the parking area are shrubs and flower beds which leads to lawn that is interspersed by specimen trees. As well as a vegetable garden, there is also a contemporary Scandinavian style summerhouse. The grounds extend to approximately 0.25 acres.











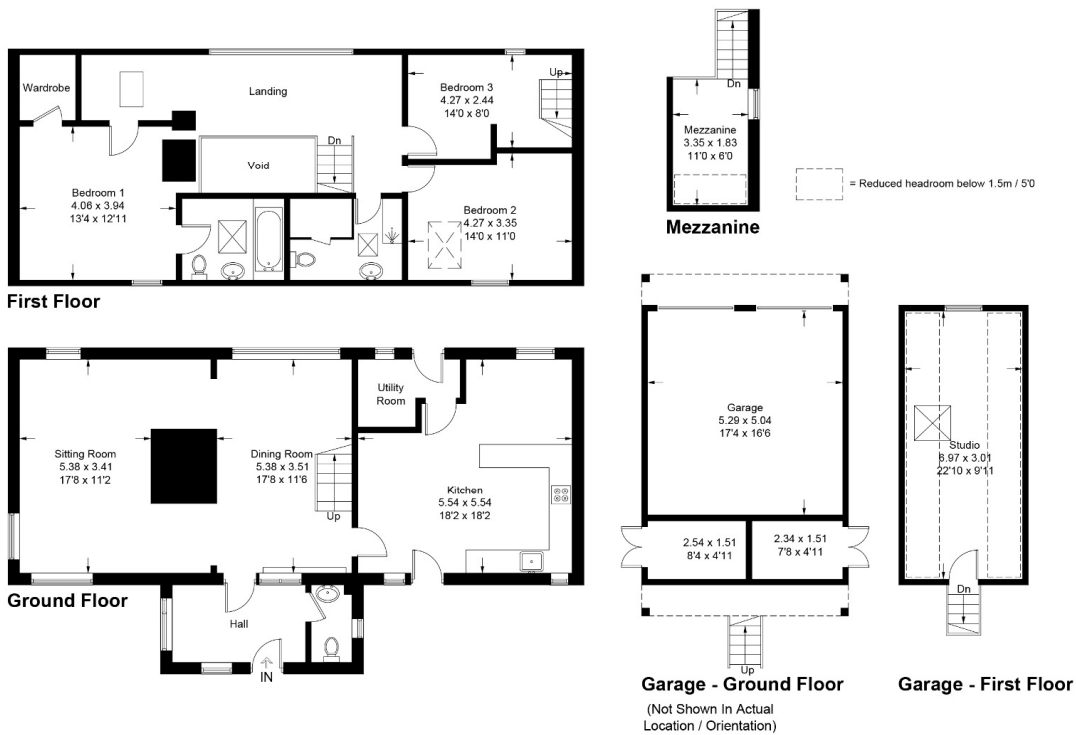






The Barn, Parham

Approximate Gross Internal Area = 169.4 sq m / 1823 sq ft
Mezzanine = 7.8 sq m / 84 sq ft
Garage = 56.3 sq m / 606 sq ft
Total = 233.5 sq m / 2513 sq ft
(Excluding Void)



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Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil-fired central heating with bottled gas for the hob. Sewage treatment plant.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band E; £2,814.90 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

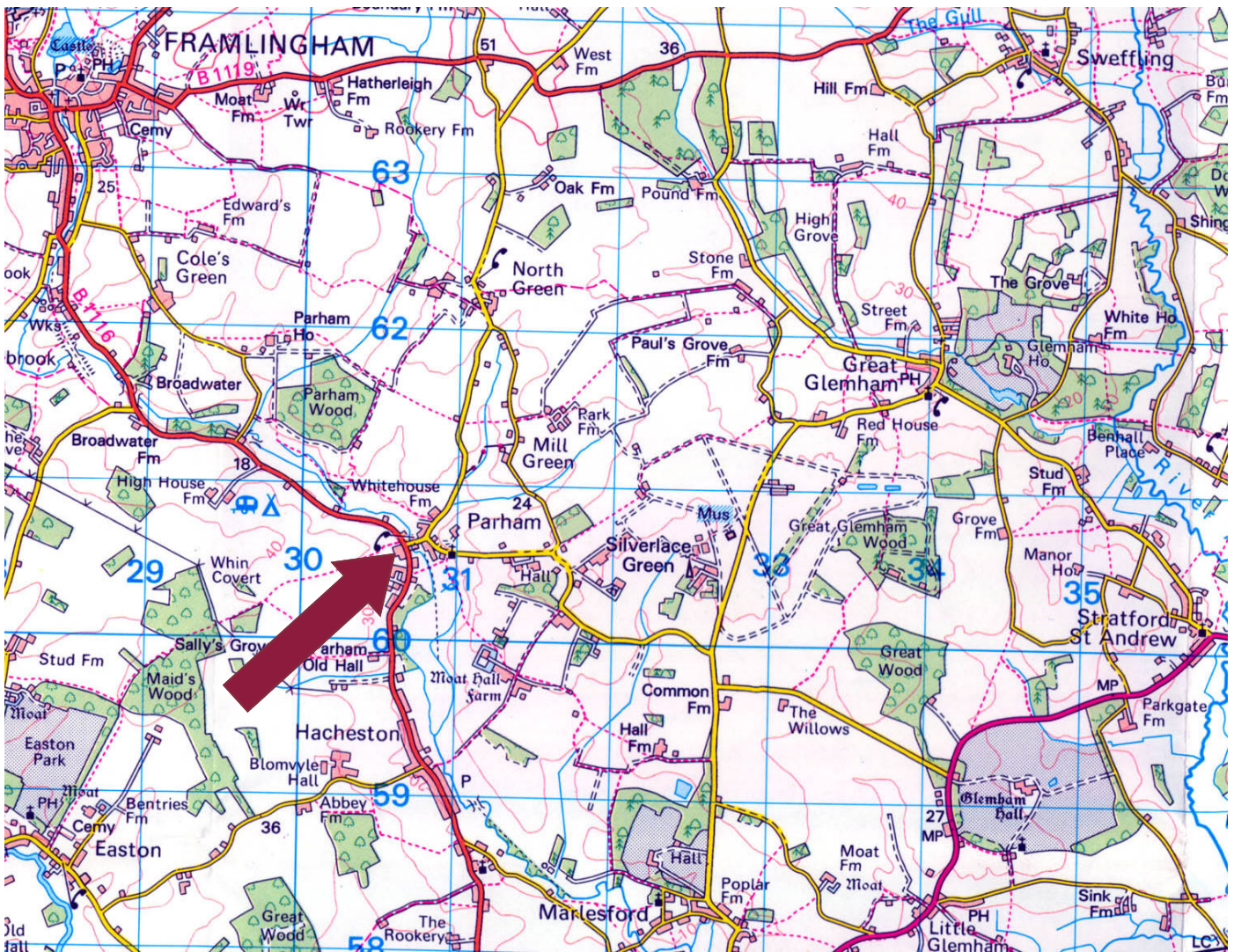
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

April 2026

Directions

From the Agent's office proceed south of the town via Station Road. Continue into the village of Parham. Having passed the road on the left, immediately turn right onto a private driveway and then after the garages, bear left where signposted to The Barn.

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