



**Old Oak Barn,
Walsham le Willows, Suffolk**

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Old Oak Barn, West Street, Walsham le Willows, IP31 3AP

Walsham le Willows is an attractive and popular village with a thriving community and a good range of amenities including a preschool and primary school, an award-winning butchers/village shop, two public houses, church and building merchants. There are a number of clubs including bell ringers, book club, drama group, history group and WI to name a few. There is a regular coffee shop, mobile post office and family sports club with a range of activities. The historic cathedral town of Bury St Edmunds lies approximately 11 miles away and offers a full range of schooling, recreational and shopping facilities and cultural amenities including the impressive Georgian Theatre Royal and the Abbey Gardens. The nearby centres of Newmarket, Cambridge and Ipswich are all within easy reach.

Set on the outskirts of this highly regarded and well-served Mid Suffolk village, Old Oak Barn is an exceptional example of a traditional Grade II listed Suffolk barn that has been thoughtfully converted to create a magnificent and versatile family home. The setting is idyllic, enjoying a peaceful edge-of-village position while remaining within easy access of the village centre, with its pub, shop, school and everyday amenities. The accommodation is particularly well balanced and has been carefully designed to combine generous living spaces with flexible bedroom arrangements, making it ideally suited to both family life and entertaining.

Altogether, Old Oak Barn offers a rare opportunity to enjoy spacious, character-filled accommodation in a peaceful yet convenient village setting.

Key Features

- Converted Grade II listed traditional Suffolk barn
- Idyllic edge-of-village position
- Walking distance to pub, shop and school
- Impressive full-height galleried reception hall
- Two generous reception rooms, both currently used as sitting rooms
- Sitting room with inglenook fireplace and wood-burning stove
- Spacious kitchen/breakfast room with central island
- Integrated appliances including double oven and American-style fridge/freezer and separate utility room
- Ground-floor bedroom with adjacent shower room
- Ideal for multi-generational living
- Three further double bedrooms
- Principal bedroom with en suite shower room
- Well-appointed family bathroom
- Newly created sweeping gravel driveway
- Ample off-road parking
- Barn-style garage/workshop
- First-floor office/music room above garage

- Enclosed rear garden with excellent privacy
- Covered terrace ideal for entertaining.

The property is approached via a welcoming full-height galleried reception hall, an impressive introduction that immediately showcases the scale and character of the barn. From here, doors lead to two substantial reception rooms. The sitting room is a beautifully atmospheric space, centred around a striking inglenook fireplace with exposed brick chimney breast and inset wood-burning stove — a perfect room for relaxed evenings.

The second reception room is the kitchen/breakfast room, fitted with a comprehensive range of wooden units complemented by a central island. Integrated appliances include a double electric oven, electric hob with extractor, microwave and American-style fridge/freezer, with ample wall and base storage throughout. This is a wonderfully sociable room, well suited to everyday living and informal gatherings alike.

Also on the ground floor is an inner hallway leading to a ground-floor bedroom with adjacent shower room, providing an excellent option for multi-generational living, guests or those seeking single-level accommodation.

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To the first floor, the galleried landing enjoys delightful views across the entrance hall and out over the gardens. There are three well-proportioned double bedrooms, including a generous principal bedroom with en suite shower room, alongside a well-appointed family bathroom.

Outside, the property is approached via a newly created sweeping gravel driveway, providing off-road parking for multiple vehicles. This leads to a substantial barn-style garage/workshop, which benefits from a first-floor room currently utilised as a home office/music room, offering excellent flexibility for home working or hobbies. The rear garden is fully enclosed and enjoys a high degree of privacy and seclusion. Predominantly laid to lawn, it is bordered by well-stocked shrub and flower beds. A particularly attractive feature is the covered lean-to terrace adjoining the barn, creating a sheltered barbecue and seating area — an ideal space for outdoor entertaining throughout the seasons.

SERVICES: Mains water, electricity and drains. Oil fired central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council.

COUNCIL TAX: Band F

EPC RATING: Not applicable

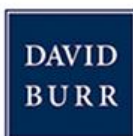
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.







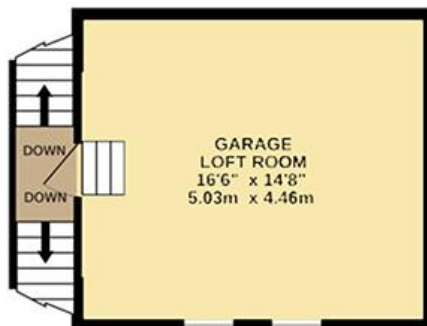
TOTAL FLOOR AREA (approx.)

Accommodation: 2516 sq.ft (233.7 sq.m) Inc Garage Loft room -

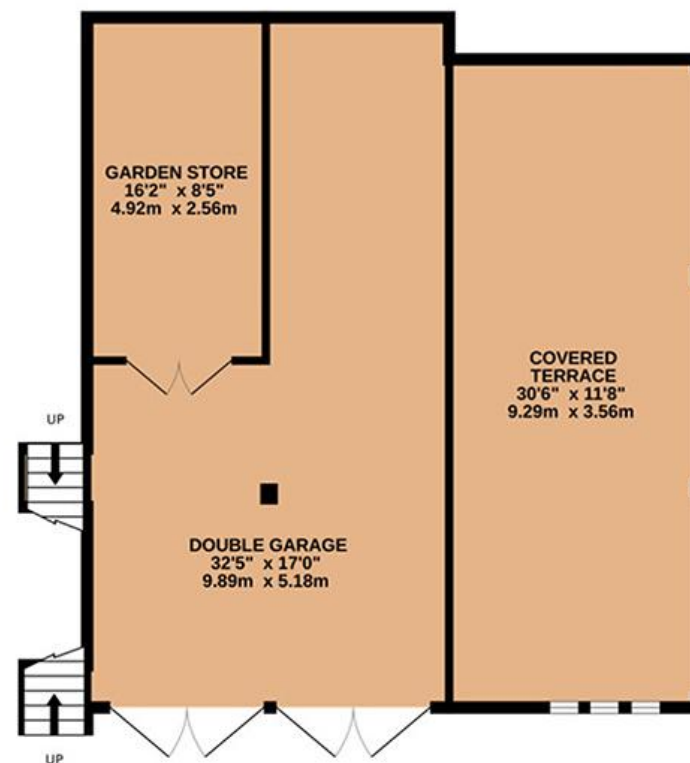
Garage/Outbuildings: 363 sq.ft (33.7 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.



GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.3 sq.m.) approx.

