



Poplar Hall Barn North
Low Road | Debenham | Suffolk | IP14 6BS

STUNNING HILL TOP LOCATION



A splendid opportunity to acquire a characterful, three bedroomed, attached converted barn in a prime hill top location, about 0.8 miles from Debenham. Uninterrupted panoramic views of the countryside provide peace and tranquillity and with accommodation extending to 2288 square feet and in good decorative order all you need to do is move in. This stunning home offers space and light and whilst close to a typically English village, provides easy access for commuters to Cambridge, Ipswich and London plus the beautiful Suffolk countryside and coastline.



KEY FEATURES

- A Fabulous Barn Conversion
- Superb Elevated Position With Spectacular Views
- Vast Living/Dining Room - A Great Entertaining Space
- Open Plan Kitchen Breakfast Room
- Three Bedrooms
- Excellent Work From Home Space
- Bathroom, Shower Room and Cloakroom
- Garage and Cart Lodge
- Generous Gardens - in excess of half an acre (stms)
- No Chain

This magnificent barn dates back to circa 1850 and was totally refurbished in 1989 by Eamonn McCabe, a well-respected photographer working for The Guardian newspaper. The barn has amazing views in all directions across farmland and offers flexibility of use within the large family room which could be segregated further to create zones as required. Currently used as one large space with fabulous wood burner it is brimming with the feeling of space and light, and together with the amazing grounds is just good for the soul.

Step Inside

Enter this characterful home via a large fully glazed solid oak door with matching glazed panels into a beautifully bright entrance hall with practical slate tiled floor - plenty of room for your coats and boots plus easy access to the boiler room, CCTV/Alarm monitor and control base along with storage. Through a door into the internal hallway, you find the fully tiled family bathroom with bath and shower, a separate shower room and separate WC all with gorgeous, tiled slate flooring. At the end of the hallway a door takes you to a fabulous kitchen and dining area with patio doors to the garden. From the kitchen you can walk through to a vast sitting/dining/family room with patio doors again to the garden. A small pine staircase leads to the principal bedroom, a real gem being ground floor and dual aspect with wooden floor and exposed beams.

Personality & Purpose

This barn has been renovated with sensitivity to the original fabric of the building with beams preserved and materials used that are in keeping with the home's history. The rustic atmosphere has been combined so well with modern chic, the wooden and slate floorings and kitchen cabinetry all made of materials that last yet blend style with practicality. The amazing open plan entertaining space measuring approximately 40ft x 20ft has exposed beams to walls and ceilings along with the large wood burner on a stone hearth giving the room a welcoming feel and warmth throughout. Double French doors with matching side and overhead glazed panels either side allow ample light too. Recently fitted colour coded UPVC double glazed windows and doors add to the aesthetics and the practicality for modern living.





KEY FEATURES

Compliments To The Chef

The kitchen/dining room is a great square space with heavily timbered vaulted ceiling and large upright oak beams. Fully glazed French doors open to the courtyard garden, making alfresco dining easy and allowing guests to chat to the cook. With stainless steel sink, light oak cabinetry, integrated Bosch dishwasher, Cuisine Master electric double oven with grill and 5 burner hob there is space still for a fridge freezer and free-standing table for eight guests. Cooking up a feast will not be a chore in this room and with spotlights and dimmers the ambience is yours to enjoy. Segregated by tall oak beams on a red brick plinth you can chat to guests in the home office area and living space.

Exploring Upstairs

Two sets of stairs lead to two wonderfully separate bedrooms both with roof lights, exposed beams and carpeted. This gives privacy and offers potential to re purpose these rooms as home office, gym, playroom or hobby areas. The choice is yours with the versatility the barn offers.

Step Outside

The home is approached by a long sweeping gravel driveway and sits in about half an acre of grounds with wonderful views. There is plenty of parking space for family and friends with a double cart lodge and a garage. The private, sun trap, courtyard garden can be accessed from both the kitchen and the family room, making entertaining easy for summer barbecues and alfresco afternoon teas. This garden space combines well with the extensive open lawns, shaped shrub and flower borders plus trees including silver birch, oriental and flowering cherry. The grounds all enjoy a south facing aspect and are enclosed by post and rail fencing with galvanized steel mesh fencing to keep children and pets secure and unwanted wildlife out.

On The Doorstep

Debenham benefits from excellent local amenities including a small supermarket, butchers, greengrocers, hardware store, newsagents, tea shop, post office, doctors' surgery, veterinary practice, public house and leisure centre along with both primary and high school – just everything you need for day to day life.











SIT BACK
AND
RELAX









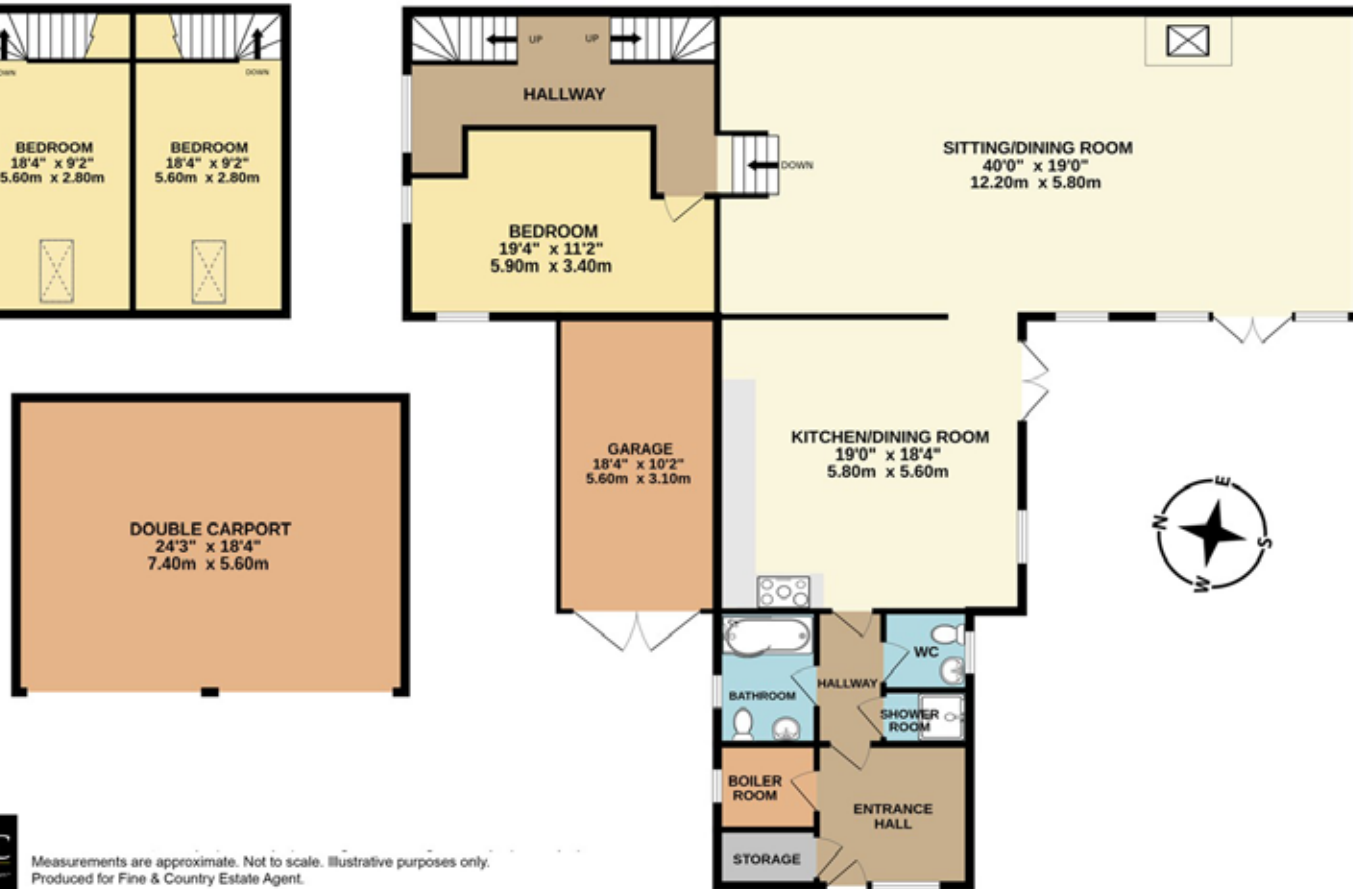




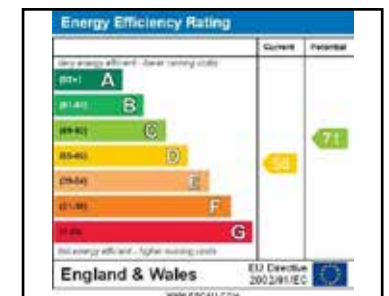
1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



GROUND FLOOR
1924 sq.ft. (178.8 sq.m.) approx.



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



POPLAR HALL
BARN

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