



Old Oak Barn

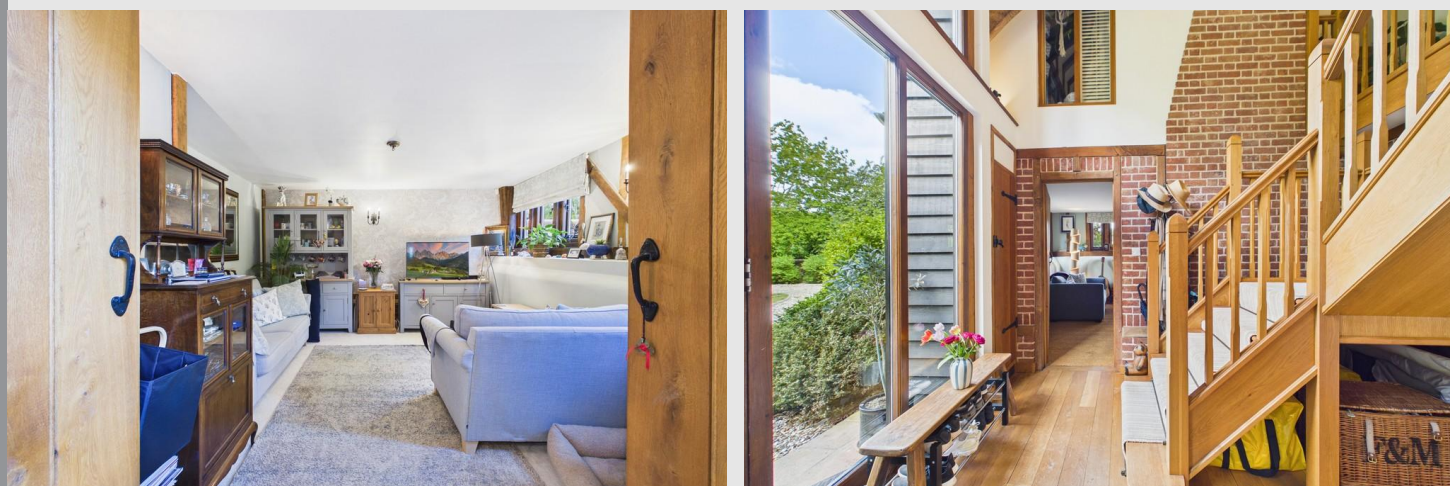
West Street, Walsham-Le-Willows | Bury St. Edmunds | IP31 3AP

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Old Oak Barn

Old Oak Barn is a beautifully restored Grade II listed barn conversion enjoying a delightful semi-rural setting within the small Suffolk hamlet of West Street, on the outskirts of the highly regarded village of Walsham-le-Willows. Believed to date back to the late 18th century, the property forms one of an exclusive pair of semi-detached barns and was sympathetically converted approximately 25 years ago, successfully blending period charm with the comforts and practicality of modern living.

Set well back from the road and approached via a sweeping private driveway bordered by mature trees and established planting, the property immediately conveys a wonderful sense of privacy and arrival. Behind its attractive façade lies a substantial and characterful home extending over two floors, with beautifully balanced accommodation enriched throughout by exposed beams, stud work, vaulted ceilings and original timbers, all centred around a magnificent full-height reception hall and an impressive inglenook fireplace within the principal sitting room.





Step Inside

A solid entrance door opens into a striking reception hall with an impressive, vaulted ceiling rising to full height, complemented by exposed brickwork, original studwork and an elegant oak staircase with glazed balustrading leading to a galleried landing above. This dramatic space immediately sets the tone for the rest of the property, showcasing the scale and character synonymous with a converted barn.

The principal sitting room is a wonderfully atmospheric space, centred around a substantial inglenook fireplace with oak bressummer beam and pamment hearth, housing a wood-burning stove and creating a superb focal point for the room. Exposed timbers and soft natural light further enhance the warm and inviting feel. Adjacent lies a separate dining room, ideal for both formal entertaining and everyday family use.

Undoubtedly one of the highlights of the home is the superb kitchen/breakfast room, an impressive space featuring exposed beams and studwork together with French doors opening directly onto the rear garden. Beautifully appointed with bespoke hand-painted shaker-style cabinetry and composite stonework surfaces, the kitchen incorporates a range of integrated Bosch appliances together with a central island incorporating a circular butcher's block. The room provides an excellent sociable hub to the home, perfectly suited to modern family living and entertaining alike.

Leading from the kitchen is a well-equipped utility room with matching cabinetry, oak block work surfaces and stable door access to the garden, while an inner lobby provides additional storage and access to the ground floor shower room.

The versatility of the accommodation is particularly evident on the ground floor where a further reception room, currently utilised as an additional sitting room, sits alongside a fourth bedroom/study and adjacent shower room. This arrangement lends itself perfectly to guest accommodation, multi-generational living or the creation of an annexe-style suite if required.

The oak staircase rises to an impressive galleried landing overlooking the kitchen below, where exposed beams and vaulted ceilings continue the barn's architectural character. The principal bedroom enjoys a peaceful outlook together with built-in wardrobes and a well-appointed en-suite shower room. Two further bedrooms, both rich in character with exposed timbers and fitted storage, are served by a stylish family bathroom, completing the first-floor accommodation.





Step Outside

Old Oak Barn occupies a generous and beautifully landscaped plot, enjoying established gardens to both the front and rear. The approach is particularly attractive, with a sweeping shingled driveway accessed through a five-bar gate and flanked by mature shrubs, bushes and perennial planting, eventually opening into an extensive parking and turning area.

The front gardens are thoughtfully landscaped with lawned areas, mature trees and colourful planting, further enhancing the property's private setting. To one side stands a substantial detached oak-framed barn incorporating a large double garage together with a rear workshop, both benefiting from power and lighting.

An external staircase rises to a superb first-floor studio or den positioned above the garage, creating an ideal home office, creative workspace or leisure room, separate from the main residence yet perfectly connected to it.

To the rear, the sunny south-westerly facing garden has been carefully arranged to provide areas of lawn bordered by established shrubs and planting, enclosed by high walling and fencing which affords an excellent degree of privacy. A particularly attractive feature is the substantial open-bayed timber-framed lean-to barn, paved beneath and perfectly designed for outdoor entertaining, relaxed evenings with friends and family, or al fresco dining throughout the warmer months.



Location

Walsham-le-Willows is widely regarded as one of Suffolk's most desirable villages, combining an attractive rural setting with an excellent range of everyday amenities and a strong sense of community. Rich in character and history, the village offers a primary school, village shop, café, church, sports facilities, gym and a selection of local businesses, together with the well-known Blue Boar public house.

The surrounding countryside provides wonderful opportunities for walking and outdoor pursuits, whilst the village remains conveniently positioned for access to the historic market town of Bury St Edmunds, the nearby centres of Diss and Stanton, and the A14, providing excellent connections across the region.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2931 ft²

272.2 m²

Reduced headroom

53 ft²

4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

SERVICES

- Mains water and electricity is connected.
- Private Drainage-Treatment Plant.
- Oil Fired Central Heating.
- Tenure – Freehold.
- Council Tax Band - F



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. In 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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- The Stables, Summer Road, Walsham-Le-Willows



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