



Green Oak Farm  
Mickfield | Stowmarket | Suffolk | IP14 5LS

# CHOCOLATE BOX OPPORTUNITY



Set amidst approximately 2.3 acres (stms) of picturesque grounds, this pretty Grade II listed, 4-bedroom detached farmhouse presents opportunity to acquire a home of heritage and future potential. With full planning permission granted to convert the larger of two barns, and being perfectly positioned with amenities and London rail links, the home combines rural versatility with excellent connectivity.



# KEY FEATURES

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- Beautiful four-bedroom Grade II listed detached farmhouse
- Full Planning Permission granted to convert the barn.
- Approximately 2.3 acres of beautiful grounds (stms)
- Two separate entrances for the barn and the farmhouse
- A range of outbuildings
- Wonderful character features
- Immediate access to the surrounding countryside
- Only three miles to the sought after village of Debenham.
- Only a fifteen-minute drive to the London train links of Stowmarket
- A fantastic proposition for multi-generational living

Celebrating a wealth of character, this 500-year-old property offers a remarkable proposition for multi-generational living, guest accommodation, or a lifestyle estate. Featuring separate entrances for both the farmhouse and main barn, generous grounds, further outbuildings and with immediate access to the beautiful countryside, the property creates a flexible rural retreat with enormous potential.

## Step Inside

With two front entrances to choose from, both taking you to a hallway this home is as individual as it is welcoming. The current owners use the main entrance hall leading to the kitchen breakfast room, where weathered beams and wooden cabinetry in soft country tones create a wonderfully inviting heart of the home. It's easy to imagine generations gathering here over the years, sharing stories around the kitchen table. Leading from the kitchen is a utility room with external access, along with a cloakroom, adding practicality necessary for modern life. The sun rises at the back of the house, and the owners love to sit outside the kitchen with a cuppa watching the world wake up. The sitting room just across the hall is a wonderfully cosy and atmospheric space, exposed brickwork framing an impressive fireplace housing a huge wood-burning stove, and ancient beams running across the walls and ceiling. Some beams still bear "witches marks" etched into the wood to ward off witches. This is a room that warmly invites you to relax and the owners love the evening light in here, soft pinks changing to burning reds, and they enjoy sitting just outside at the front of the home to watch the spectacular sunsets. From the sitting room you enter a smaller hallway with stairs to the first floor, and a door to the dining room. Full of character and charm the dining room centres around a striking fireplace with wood burner creating the perfect setting for gatherings and family meals, and the owners have permission to install French doors in here, allowing sunlight for most of the day as well as providing access to the garden.





# KEY FEATURES

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## Endless Possibilities

One of the property's most compelling features is the substantial barn with full planning permission for conversion, offering the opportunity to create a beautiful independent residence within the grounds for multi-generational family living, or a holiday let subject to permissions, or perhaps an artist studio, music room or gym and wellness centre. With its own driveway and garden area, separated naturally by the pond, the barn is perfectly positioned to provide privacy and independence while remaining connected to the main farmhouse if desired. The other barn, once a cowshed, will be retained with the main house and again offers opportunity to repurpose.

## Exploring Upstairs

The central staircase leads to a long landing from which four generous bedrooms are found along with a family bathroom, all featuring beam work and fabulously wonky walls - the character continuing to flow. The stairs continue to a full head height second floor and two loft rooms, the smaller of which was originally used as the "cheese room," storing cheese away from vermin allowing it to mature. These spaces could be reimaged with further renovation work, as a guest suite, working from home space tucked away from the social areas of the house or a teenager's retreat. The versatility is plentiful and the choice is yours!

## Step Outside

The farmhouse sits within approximately 2.3 acres of beautiful grounds (stms), providing an idyllic rural setting with space to enjoy nature, entertain, and create. The property boundary is ditched all the way round, outlined with mature trees and benefits from two completely separate entrances, one serving the farmhouse and another providing independent access to the barn that has planning permission. Much of the gardens are laid to lawns, beautifully populated with clusters of daffodils and spring bulbs - a real feast for the eyes. Wildlife visitors include deer, rabbits, buzzards, jackdaws, woodpeckers and barn owl along with wild ducks which return each year and greet you as you arrive home. The current owners have hosted family get togethers and even a wedding, with marquee, caterers and fairy lights decorating the barn creating a romantic atmosphere for all to enjoy. They have also enjoyed growing a variety of veggies and there is ample room to expand to a kitchen garden. A linear pond forms a natural boundary between the main house and barn with planning permission, and the owners have planted hedging to further enhance this boundary.























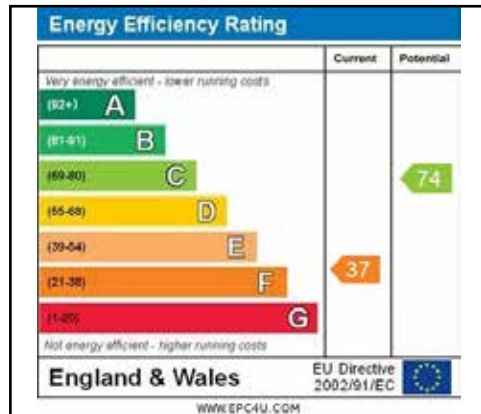






The Barn

# INFORMATION



EPC - MAIN HOUSE

## On The Doorstep

Mickfield is a peaceful village with a large, grassed area in the middle known as 'The Village Centre.' Here there is children's play equipment, a village hall, a recycling centre, and an award-winning wildflower meadow. The village hall offers a variety of events throughout the year including Cheese & Wine evenings, flower arranging, Village Rounders on the green and a Fun Trail for children so there is something for everyone in this friendly village along with beautiful countryside walks.

## How Far Is It To...

The historic village of Debenham just three miles away and widely regarded as one of Suffolk's most desirable villages, offers a range of independent shops, cafés, pubs, and everyday amenities. For commuters, Stowmarket railway station is only a fifteen-minute drive, providing direct rail links to London, making this an exceptional choice for those seeking countryside living without sacrificing connectivity. The village offers superb access to the A140 and A14 for road travel too.

## Directions

From Diss head South on the A140 and take a left off to Mickfield. As you enter the village turn right at the crossroads onto Stonham Road. The house is on your left.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///alerting.tenure.scrubbing](https://www.what3words.com/)

## Services, District Council and Tenure

Oil Central Heating  
Mains Electricity & Water  
Drainage - Septic Tank  
Broadband Available - Fibre to cabinet - but please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker).  
Mobile Phone Reception - varies depending on network provider. Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.  
Mid Suffolk District Council - F - Freehold

## Agents Note:

### Application for Listed Building Consent on Green Oak Farm

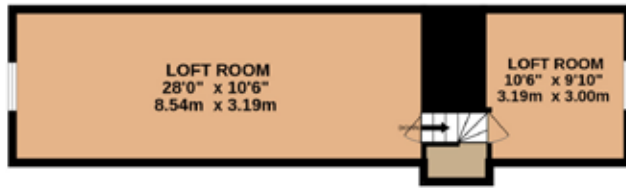
Replacement windows and doors, insertion of two additional new windows, modification of a third. Replacement of cement render with lime render (under reference DC/22/05198).

### Full Planning Application for Green Oak Barn

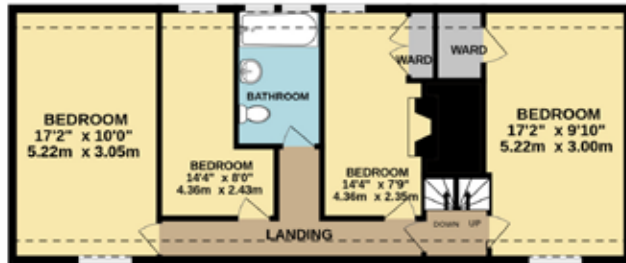
Conversion of and extension to barn to form 1 dwelling including erection of 2 garages and the creation of a new vehicular access (amended scheme to that approved under DC/22/05201) (under planning reference DC/23/04545) and Application for Listed Building Consent - Conversion of and extension to barn to form 1 dwelling including erection of 2 garages and the creation of a new vehicular access (under reference DC/23/04546).

In addition, the vendors have confirmed that an application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition Town and Country Planning Act 1990 (as amended) (under reference DC/25/03605). Certificate of Lawful Existing use or Development has been issued.

2ND FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
710 sq.ft. (66.0 sq.m.) approx.

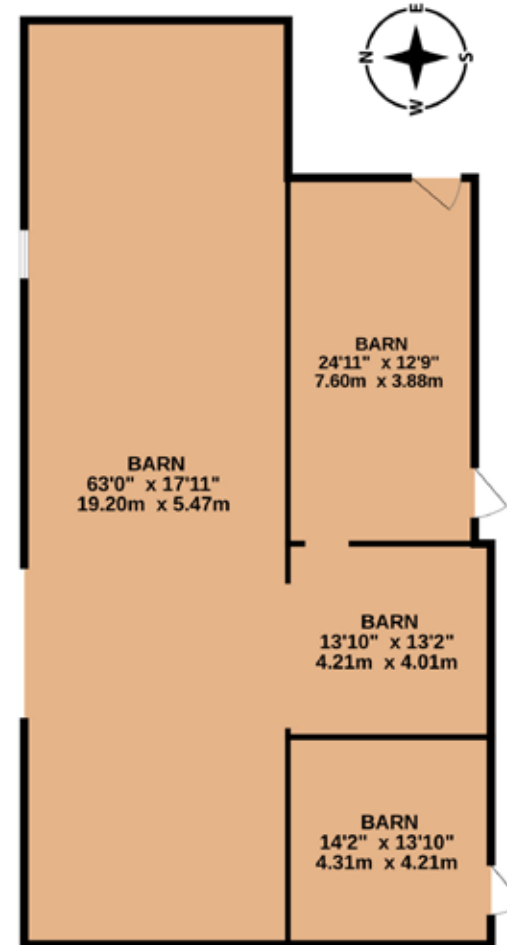


GROUND FLOOR  
864 sq.ft. (80.2 sq.m.) approx.



**TOTAL FLOOR AREA (approx.)**

Accommodation: 1992 sq.ft (185.1 sq.m.) -  
Outbuildings: 3068 sq.ft (285.4 sq.m.)  
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.



# FINE & COUNTRY

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THE FINE & COUNTRY  
FOUNDATION

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Fine & Country Regional Office  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

