



DAVID
BURR

Goal Farm Barn

Nedging Tye, Suffolk

An exceptional single-storey barn conversion combining elegant interiors, generous living spaces and countryside views in a peaceful Suffolk setting.



Lifestyle Introduction

An exceptional single-storey barn conversion combining elegant interiors, generous living spaces and countryside views.

Goal Farm Barn offers an appealing blend of rural tranquillity, contemporary comfort and effortless single-storey living. Set within the Suffolk countryside at Nedging Tye, the property enjoys a corner position, with open views creating an immediate sense of space and escape.

At the heart of the home is an impressive drawing and dining area, where a strikingly high ceiling enhances the feeling of volume and character. Generous proportions, elegant interiors and an abundance of natural light create a home that is equally well suited to relaxed everyday living and entertaining on a larger scale. The thoughtfully designed accommodation flows naturally from one room to the next, while the attractive kitchen provides a sociable setting in which to cook, dine and spend time with family and friends.

Outside, the private walled garden offers a secluded extension of the living space. Designed to be easy to maintain, it provides an inviting backdrop for morning coffee, leisurely lunches and summer evenings outdoors. Ample off-street parking and a double garage add further practicality, making the property as functional as it is attractive.

Key Features

- Exceptional single-storey barn conversion
- Village setting in the Suffolk countryside
- Elegant, beautifully presented interiors
- Generously proportioned and light-filled accommodation
- Impressive drawing and dining space with a striking high ceiling
- Stylish kitchen with a central island and breakfast bar
- Versatile living areas ideal for entertaining
- Private, low-maintenance walled garden
- Attractive countryside views
- Ample off-street parking and a double garage
- Convenient for Bildeston, Hadleigh, Stowmarket and Ipswich
- Mainline rail connections to London Liverpool Street within easy reach



Living & Entertaining

Goal Farm Barn has been thoughtfully designed for both relaxed everyday living and memorable occasions with family and friends. Generous proportions, abundant natural light and a warm, elegant interior create an inviting atmosphere throughout, while the single-storey layout allows the principal rooms to flow together with ease.

The kitchen forms a natural social hub, combining style with excellent practicality. A central preparation island incorporates a butler-style sink and wine fridge, while the breakfast bar provides an informal place for morning coffee or conversation while meals are prepared. The adjoining dining area offers ample room for gathering around the table, with bifold doors opening onto the courtyard and creating a seamless connection between the interior and garden during the warmer months.

Beyond, the sitting area provides a comfortable and characterful place to unwind. Large windows draw in the daylight, while the central brick fireplace creates a welcoming focal point on cooler evenings. Together, these beautifully balanced spaces provide a versatile setting that works just as well for quiet nights at home as it does for drinks, dinner parties and larger celebrations.



Kitchen & Daily Living

Beautifully designed and highly practical, the kitchen sits at the heart of daily life at Goal Farm Barn. A comprehensive range of matching cabinetry provides generous storage, while the central island creates a natural focal point for cooking, conversation and informal dining.

The island incorporates a butler-style sink with mixer tap and an integrated wine fridge, together with a breakfast bar for relaxed morning coffee or casual meals. There is space for a Rangemaster-style cooker beneath an extractor hood, complemented by integrated fridge and freezer units for a streamlined finish.

The kitchen opens naturally into the dining area and onwards to the sitting room, allowing everyday routines to flow with ease. Bi Fold doors connect the dining space to the courtyard, bringing in natural light and making outdoor dining effortless during the warmer months.

A separate utility room keeps practical household tasks neatly away from the main living areas. With fitted storage, plumbing for a washing machine and space for a tumble dryer, it supports an organised and uncluttered home. Together, these thoughtfully planned spaces make Goal Farm Barn as comfortable and convenient for everyday living as it is impressive for entertaining.



Bedrooms & Bathrooms

The bedroom accommodation at Goal Farm Barn continues the home's sense of space, comfort and understated elegance. Thoughtfully arranged across a single level, each room is easily accessible and offers a calm retreat from the principal living areas.

The spacious principal bedroom is filled with natural light from a large window and benefits from its own contemporary en-suite shower room. Finished with high-quality fittings, the en-suite includes a corner shower, a vanity unit and a heated towel rail, creating a practical and private space for the start and end of each day.

Two further well-proportioned double bedrooms provide comfortable accommodation for family and guests. Their versatile layouts also allow one to be used as a home office, hobby room or occasional sitting room, adapting easily as needs change. The generous family bathroom combines traditional character with modern convenience. A roll-top, claw-foot bath provides an elegant focal point, complemented by a separate corner shower, vanity storage and tiled flooring. Together, the bedrooms and bathrooms offer an appealing balance of comfort, flexibility and thoughtful detail.



Garden & Outside Area

Goal Farm Barn is approached over a shingle driveway, providing ample off-street parking for several vehicles. A five-bar gate opens to further parking and a detached double garage, which features twin doors and offers secure parking alongside useful storage space.

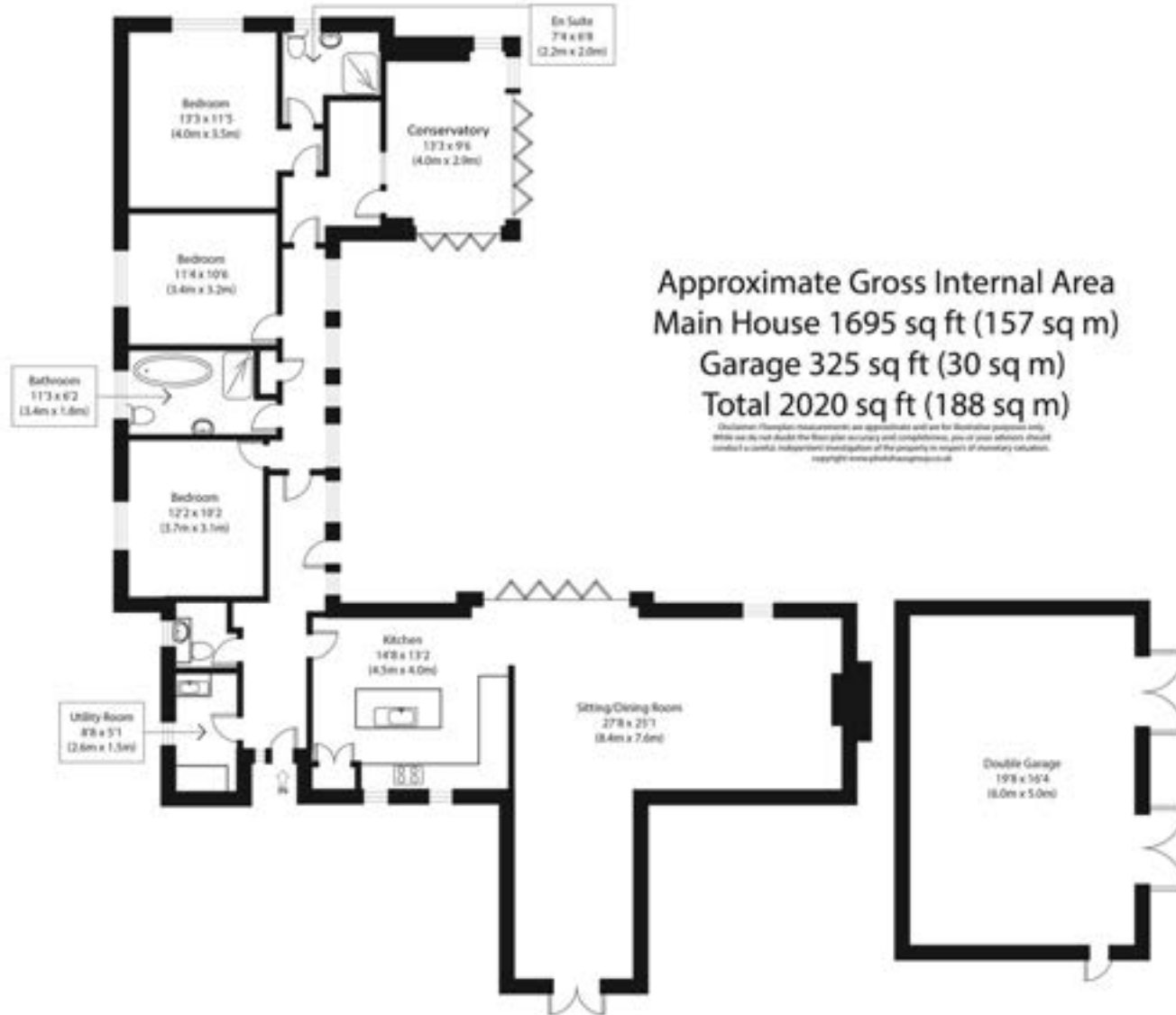
The front garden is predominantly laid to lawn and framed by established hedging, creating an attractive sense of arrival. From here, the property enjoys picturesque views across the surrounding open countryside, reinforcing the rural character of its setting.

The private central walled garden has been thoughtfully designed for easy maintenance and year-round enjoyment. Enclosed by full-height walls on two sides, it feels wonderfully secluded, while paved and hardstanding areas provide plenty of space for outdoor seating, dining and entertaining.

Mature planting brings colour, texture and character to the garden, with a pond forming an appealing focal point. The conservatory opens through bifold doors onto the terrace, while bifold doors from the living area strengthen the connection between the home and its outdoor spaces.



Floorplan



Property information

Mid Suffolk District Council - E

EPC Rating: C

Tenure: Freehold

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