



Base Green | Wetherden | Suffolk

A Warm Welcome...

An attractive three double bedroom barn conversion, set within a plot of approximately 0.20 acres in the small rural hamlet of Base Green. Converted in 2006, the generously proportioned accommodation is arranged entirely over one level and retains a wonderful sense of its agricultural origins, with exposed timbers, vaulted ceilings and characterful detailing complemented by the comforts and practicalities of modern-day living.

The property is approached into an entrance hall, finished with tiled flooring and providing access to a useful utility room. This is fitted with a sink and provides space and plumbing for a washing machine together with space for a tumble dryer. A water softener is also located here and will remain. Loft access leads to a partly boarded roof space housing the inverter and battery storage associated with the solar panel system.

At the heart of the home is the impressive kitchen/dining room, a particularly sociable space with a vaulted ceiling and exposed timbers. The kitchen is fitted with a range of timber-fronted cabinetry and incorporates an integrated dishwasher and useful built-in bin store, with space for a freestanding Rangemaster and American-style fridge/freezer, both of which may be available by separate negotiation. There is plenty of room for a substantial dining table, while both double and single doors open directly onto the courtyard, creating an easy connection between the house and outside space.





Beautiful Timbers...

The sitting room is another particularly appealing room, with a vaulted ceiling and exposed timbers adding height and character. Engineered wood flooring runs throughout, while a substantial brick fireplace with log-burning stove provides an attractive focal point. Double doors again open onto the courtyard.





Generous Spaces...

An inner hall, with airing cupboard, leads to the bedroom accommodation and family bathroom. The principal bedroom is a generous double with double doors opening directly onto the courtyard and the benefit of an en suite shower room, fitted with a shower cubicle, WC, wash basin and heated towel rail. Bedroom two is also a large double bedroom and has access to additional loft space, while bedroom three provides a further comfortable double bedroom.

The family bathroom is fitted with both a bath and separate shower cubicle, together with a WC, wash basin and heated towel rail, complemented by tiled flooring.

“...double doors from the principal bedroom create a lovely connection to the outside space...”



Location...

The property occupies a plot extending to approximately 0.20 acres, with the outside space arranged to provide a combination of lawned garden, courtyard and parking. To the front is an established lawned garden, enclosed by traditional fencing and planting, together with a parking area providing space for approximately three vehicles. A manually gated driveway leads to the rear of the property, providing additional parking for a further vehicle.

Immediately adjoining the rear of the barn is a particularly private courtyard garden that enjoys a good degree of seclusion. Double doors from the kitchen/dining room, sitting room and principal bedroom create a lovely connection between the accommodation and outside space. A decked seating area with pergola and built-in seating provides an ideal spot for outdoor dining and entertaining. There is also a useful workshop, with power and light connected together with a separate wood store. The property is fitted with 18 solar panels, installed in May 2022 and owned outright, together with battery storage.

Base Green is a small rural hamlet within the parish of Wetherden, surrounded by open farmland and attractive Suffolk countryside. Country lanes and footpaths provide plenty of opportunity for walking and enjoying the surrounding landscape, while the location remains conveniently placed for nearby villages and the market town of Stowmarket. Wetherden has an active local community, with a village hall hosting a variety of clubs and activities, a large playing field and the impressive Grade I Listed Church of St Mary. Nearby Haughley offers a useful range of everyday amenities including a Co-op, bakery, post office, public house and hairdressers, together with a primary school. For a wider range of shopping, schooling, leisure and recreational facilities, Stowmarket is within easy reach. The town also has a mainline railway station providing services to Ipswich and London Liverpool Street, together with connections towards Bury St Edmunds and Cambridge.

The nearby A14 provides excellent road links towards Ipswich and the Suffolk coast to the east, and Bury St Edmunds, Cambridge and the wider road network to the west, making Base Green an appealing setting for those looking to enjoy rural Suffolk without sacrificing convenient access to amenities and transport connections.





Key Information

LOCAL SCHOOLS:

- Haughley (Crawford's) Church of England Primary School Ofsted: Rated Good Approximately 0.7 – 0.8 miles away.
- Old Newton Church of England Primary School Ofsted: Rated Good Approximately 1.7 miles away.
- Bacton Primary School Ofsted: Rated Good Approximately 2.1 miles away.
- Stowmarket High School Ofsted: Requires Improvement
- Approximately 1.0 – 1.1 miles away.
- Stowupland High School Ofsted: Most recent inspection judged the school as Requires Improvement. Approximately 1.3 – 1.5 miles away.
- Hartismere High School Ofsted: Rated Outstanding. Approximately 9.4 miles away.

LOCAL AUTHORITY:

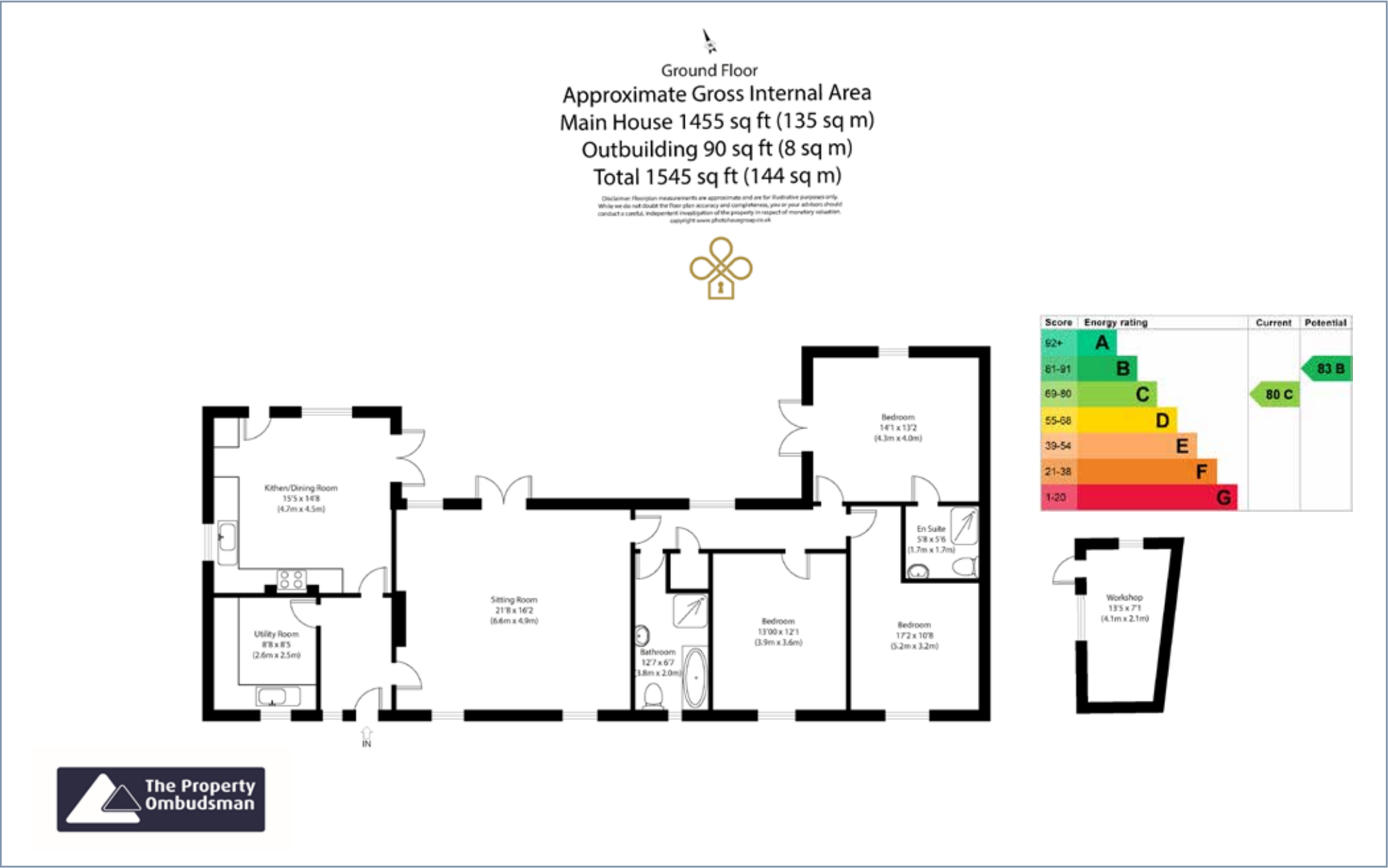
Mid Suffolk Council
Council Tax Band D

TENURE:

Freehold

SERVICES:

Heating Type	Oil via wet source under floor heating throughout.
Electricity	Mains
Solar Panels	Installed 2022, 18 panels, owned outright & will remain.
Water	Mains
Sewerage	Private Drainage. Klargester installed in 2006.
Internet	Ultra fast connected to the property.
Current Provider	Cuckoo Broadband.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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