



Eight Oaks Barn, Laxfield Road, Fressingfield, Suffolk IP21 5TA

A superb converted barn located in an idyllic location within grounds extending to 11 acres.

Guide Price £1,100,000 Freehold

P7975C



Summary

Reception hall, 57' x 21' vaulted reception room, kitchen/breakfast room, utility room/pantry, principal ground floor bedroom with en-suite, further ground floor bedroom or snug, study and shower room.

Two first floor bedrooms with en-suites.

Delightful gardens and grounds with pond and substantial meadows, in all, extending to 11 acres.

Useful range of outbuildings that have scope for conversion to additional accommodation for multiple generational living.

Location

Eight Oaks Barn is situated in a particularly pleasant rural location along a private track serving just three dwellings and the adjacent farmland. The barn is situated within the parish of Fressingfield and is located between the village and Laxfield. These offer shops for everyday amenities, a medical centre, public houses, a restaurant and primary schools. Within the area are excellent state and independent schools. Eight Oaks Barn benefits from being centrally located between the county town of Ipswich (24 miles) and Norwich (27 miles). It is also within easy reach of the Suffolk Coast including Aldeburgh (21 miles) and Southwold (19 miles).

Description

Eight Oaks Barn is a superb Grade II Listed dwelling. It was converted by the vendors and offers an excellent mix of traditional features with modern living. On display are a wealth of timbers and a vast vaulted ceiling within the reception room. The barn is clad with oak weatherboarding and has a Norfolk Reed thatch that is deemed to have a circa 50 year lifespan, along with a long straw ridge. The barn offers stunning open plan living space and extends out into the gardens and grounds where there are excellent storage buildings along with a modern "party barn". Beyond this is a pond and meadows which in total extend to 11 acres.

The Barn – A bright reception hall leads to a superb vaulted reception room with its exposed roof structure. The room has windows enjoying views to the front of the property and has polished concrete flooring with underfloor heating. Staircases at each end of the room lead up to the two first floor bedrooms with en-suites. A door opens to the principal bedroom and a large opening leads into the kitchen/breakfast room. This is fitted with a simple stylish range of units with a double butler sink, space for a range cooker and a bottled gas hob. Open studwork leads to a lobby that has a glazed door to the exterior, a skylight, a door to one of the ground floor bedrooms and a shower room. Also off the kitchen/breakfast room is a utility room/pantry/boot room where there is space and plumbing for a dishwasher and washing machine as well as a sink, a door to the exterior along with a boiler room and plant room housing the hot water cylinder.



The principal bedroom on the ground floor is a dual aspect double with windows to the front and side of the property. As well as a walk-in wardrobe with hanging rails and shelving, there is access to an en-suite bathroom where there is a roll top bath, WC and basin. The second double bedroom on the ground floor is currently used as a snug. This has windows to the front and side and off this is a study or dressing room with window. Adjacent is the ground floor shower room that comprises a WC, basin and large walk-in shower with skylight.

The first of the two staircases in the reception room rises to bedroom three which has a dressing room and bathroom with WC, basin and bath. Stairs lead up to the bedroom itself. This has exposed timbers and windows to the side of the property. The fourth bedroom suite which is accessed via a further staircase from the reception room, has a cloakroom with WC and basin, and steps up to the bedroom area with gable end windows.

Outside

The property is accessed from the road via a private track of some 75 meters upon which Eight Oaks Barn has a right of way. This leads to the driveway which passes a number of outbuildings and leads to an extensive parking area. The first outbuilding is a timber cart shed with corrugated sides and roof measuring 29' x 28'. Opposite this is a Nissan hut of metal and timber frame construction with corrugated cladding that measures 36' x 16'. This also includes a vehicle inspection pit. Abutting this is a timber frame building with timber cladding under a steel profile sheet roof measuring 54' x 16'.

Opposite the dwelling itself is a modern barn, most recently used as a party barn, which could also be used for stables, a workshop or storage. It contains a steel shipping container for secure storage. The building is of block, steel and timber construction under a corrugated roof. It measures 44' x 29' and at one end are worksurfaces with a double sink and tap along with space and plumbing for a washing machine, tumble dryer, dishwasher and various fridges and freezers. The vendors have used the building for various parties and gatherings during their time.

The main gardens lie to the front of the barn where there are beds and shingle patio areas. These lead to the meadows where there are also copses as well as an extensive pond with jetty which some may choose to use/convert into a swimming pond. The grounds are predominantly enclosed by hedging and trees and in all extend to approximately 11 acres.















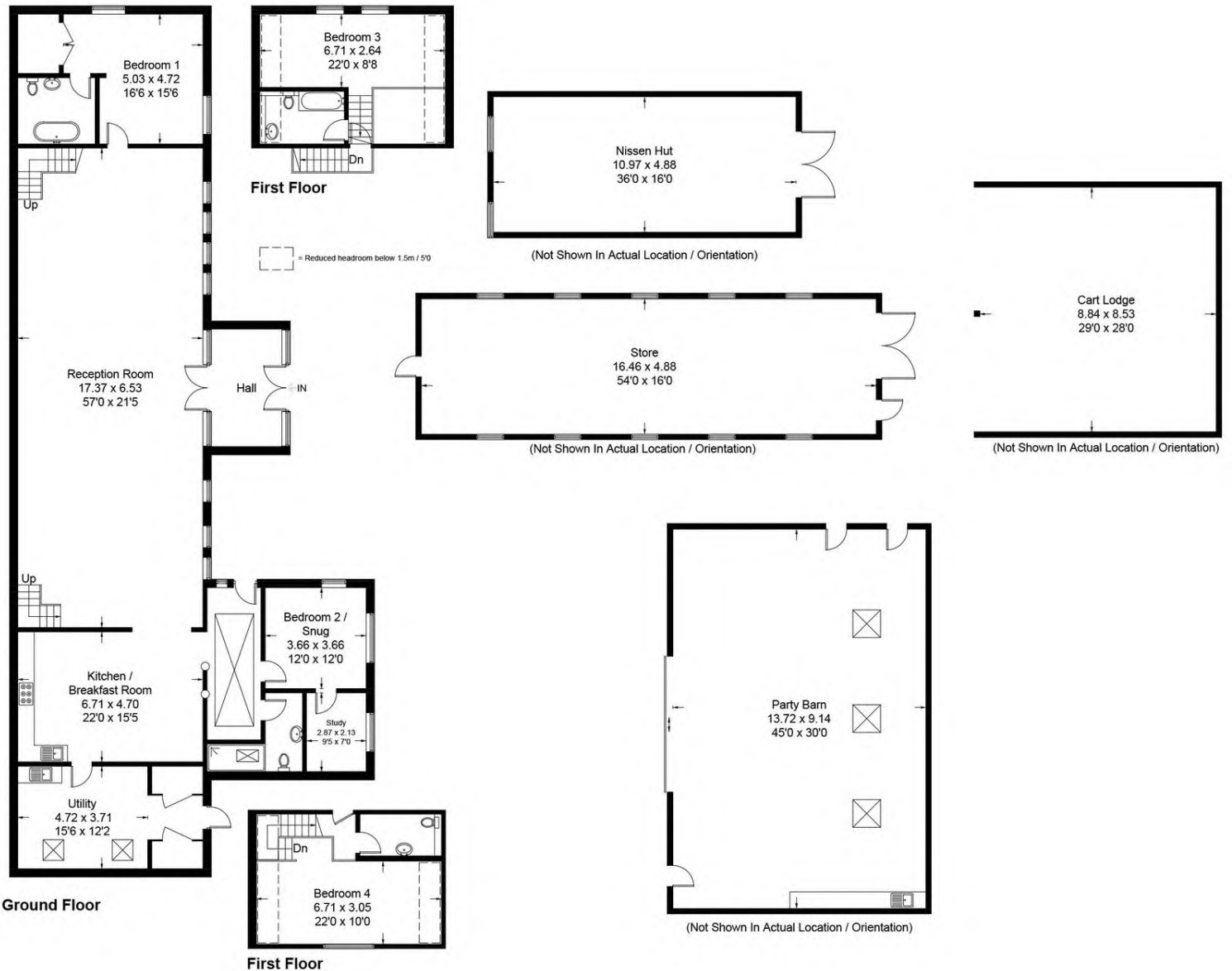






Eight Oaks Barn, Fressingfield

Approximate Gross Internal Area Of Dwelling = 321.9 sq m / 3465 sq ft





Directions

From Fressingfield, proceed on the Laxfield Road (B1116). You will come to a sharp right hand bend and then a sharp left hand bend whereupon the driveway to Eight Oaks Barn and its neighbouring dwellings will be found on the right hand side. Proceed along the track and at the end, turn left into the driveway of the barn itself.

For those using the What3Words app: ///curly.amuse.fatigued

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil-fired central heating system with ground floor underfloor heating and first floor radiators. Bottled gas for the hob. Modern private drainage system. External port for generator.

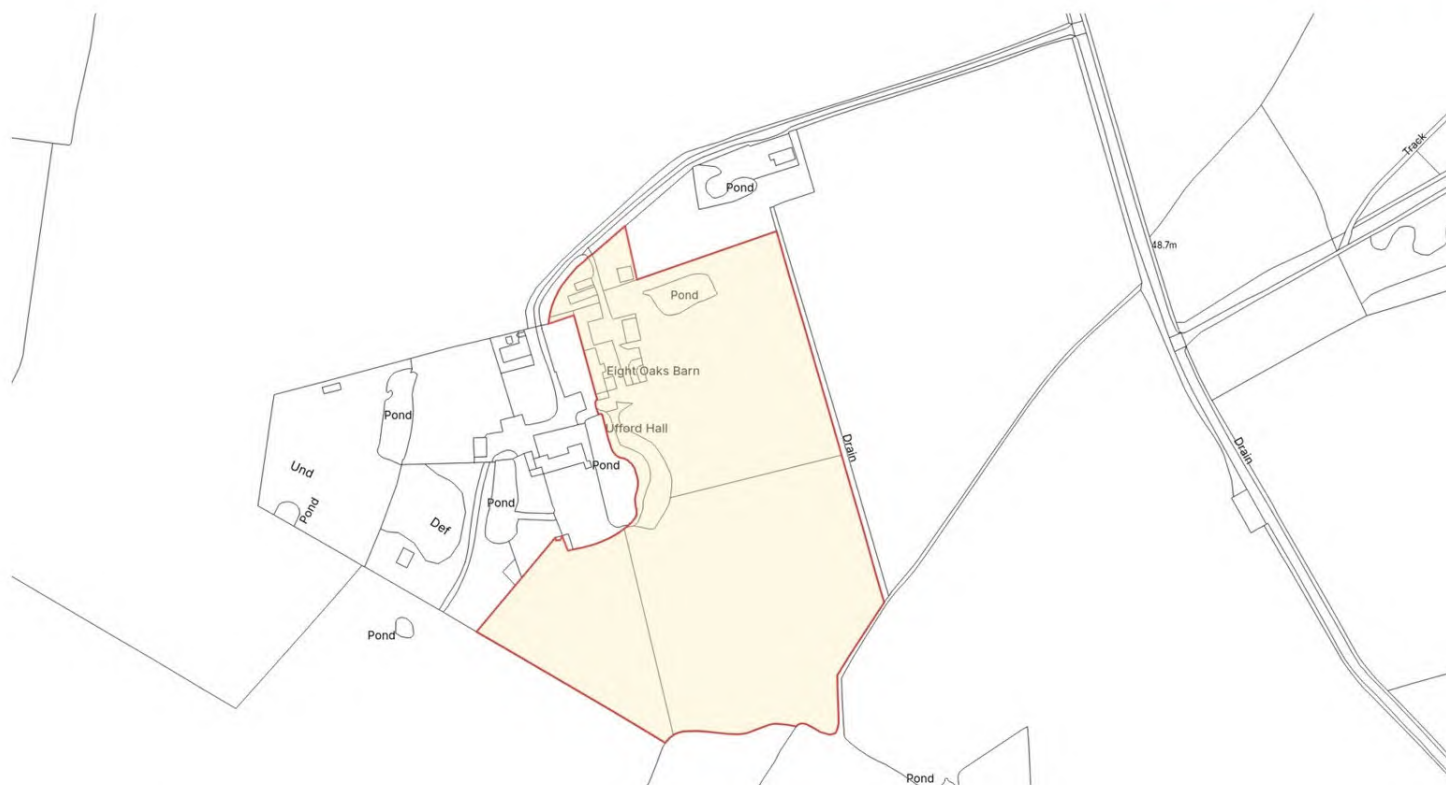
Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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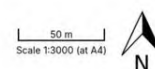
EPC Rating = C (Copy available from the agents upon request).

Council Tax Band G: £3,830.92 payable per annum 2026/2027

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067



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NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

September 2026



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