Chartered Surveyors / Estate Agents

Clarke & Simpson

A recently refurbished five bedroom detached barn conversion within the idyllic location adjacent to meadows within the popular village of Syleham.

Rent: £2,700 PCM

Ref: R2617

Cross Barn
Syleham,
Eye
IP21 4LN



A recently refurbished five bedroom detached barn conversion comprising:
Hallway, kitchens, dining room, sitting rom, gym, spacious ground floor bedroom with roll-top bath, and cloakroom. Four first bedrooms, one with en-suite, and family shower room.
Off road parking and double garage. Home office. Landscaped gardens including a courtyard, large rear patio, lawn, beds and trees.

To let unfurnished on an Assured Periodic Tenancy

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Framlingham
Suffolk
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Location

Cross Barn is situated on the outskirts of the small village of Syleham which lies just three miles north from the popular village of Stradbroke. Stradbroke is a desirable village and has local shops and services including a convenience store catering for day to day needs, bakery, medical centre, village hall, children's play area, hairdressing salon, library, post office, two public houses, Church of England VC primary school and Stradbroke High School. There is also a sports centre with a swimming pool, gym and tennis courts as well as numerous clubs and societies including a popular cricket club, tennis club, bowls club and football club. Diss is approximately 8 miles to the north west of Syleham and offers main line rail services to London Liverpool Street Station in just over the hour.

The Accommodation

Cross Barn is a detached barn conversion that offers period features such as exposed beams. In recent years it has undergone a significant refurbishment programme, including a new kitchen, bathroom, boiler, windows, underfloor heating in the sitting room along with new radiators throughout. It now offers stylish and well laid out accommodation throughout.

From the courtyard, a porch leads to a door that opens to the hallway. Stairs rise to the first floor landing and there are doors off to the kitchen, ground floor bedroom, and also a cloakroom. The kitchen has exposed timbers and a window overlooking the rear patio and garden. It is fitted with a stylish range of modern high and low-level wall units and there is a four oven electric Aga. A door leads into a secondary kitchen that also acts as a utility room. This has high and low level wall units and a window overlooking the courtyard. There is a butler sink along with an integrated fridge and space and plumbing for a washing machine and dishwasher. From here, there is a door to the dual aspect dining room that has flooring in a herringbone style. A door leads to the sitting room. This fabulous vaulted room has a feature wood burner that hangs from the ceiling joists. There is a contemporary bar and fitted bookshelves. French doors open to the patio and windows overlook the adjacent meadow. A door opens to a further reception room that has been used as a gym and has fitted mirrors, a vaulted ceiling, skylights and French doors to the courtyard.

From the hallway is also access to the principle ground floor bedroom with exposed timbers and dual aspect windows overlooking the courtyard and garden. There are sliding doors to the rear patio. It has a brick fireplace and a feature roll top bath. Also on the ground floor is a cloakroom with WC and handwash basin.

The first floor landing has a window with views over the rear garden and fields beyond. Doors lead off to four bedrooms and the family shower room. Bedroom two is a good size double room with exposed timbers and a window to the rear elevation. There are built-in wardrobes and a door to an en-suite that comprises of a shower, WC, handwash basin, heated towel radiator, and window. Bedroom three is a single and is being used as a study and has a window to the front elevation. The fourth bedroom is a double with a window to the front of the property and a built-in wardrobe. The fifth bedroom is a double or large single room with exposed timbers, built-in wardrobe and a window with views overlooking the rear garden. In addition is a family shower room which comprises of a shower, WC, handwash basin, fitted cupboards, heated towel radiator and a window to the rear elevation.



Outside

The outside of the property is approached via remote controlled electric gates that open onto the gravel driveway. The garage is of brick and block construction under a pitch tiled room. It has space for two vehicles and has power and light connected. Connected to the garage is a home office with French doors. This has power and light connected and benefits from an electric radiator. Adjacent is a covered storage area.

Approaching the front of the property from the driveway, there is a brick paved pathway leading to a hard landscaped courtyard garden with a raised flowerbed and borders.

The rear garden has been beautifully landscaped with a large area of lawn surrounded by patio. A paved pathway leads to various areas of gravel with landscaped borders. It benefits from views of the surrounding fields and has outside lighting.


POT HEAD


P&M

Services

Mains water and electricity. Private drainage system. Oil-fired central Heating system. Electric Aga.

Broadband

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

Mobile Coverage

To check the Mobile Phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Council Tax

Band G; £3.768.53 payable per annum 2026/2027

Local Authority

Mid Suffolk Council, Endeavour House, 8 Russel Road, Ipswich, IP1 2BX; Tel: 0300 1234000

Term

To let unfurnished on an Assured Periodic Tenancy at a monthly rental of £2,700 per calendar month









Cross Barn, Syleham

Approximate Gross Internal Area = 241.7 sq m / 2602 sq ft
Outbuildings = 63.1 sq m / 679 sq ft
Total = 304.8 sq m / 3281 sq ft



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Produced for Clarke and Simpson

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

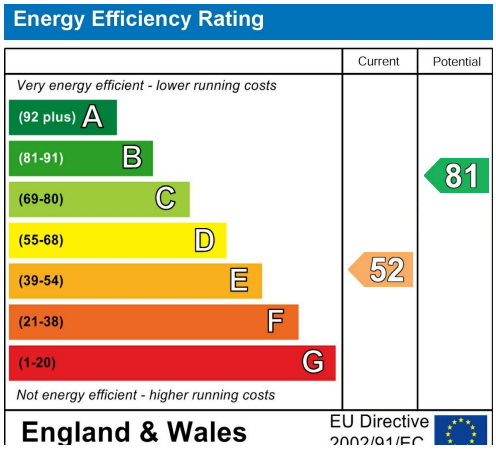
12th November 2026



Directions

Heading north on the A140, upon reaching the roundabout near Scole turn right onto the A143 and continue along the road turning right into the village of Brockdish. Take the small lane on the right hand side and cross the river. Turn right and proceed along the lane passing Syleham Manor on the left. Cross Barn will be found a little further along on the right hand side. For those using What3Words app: /// falls.cherubs.supple









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