



Castlings Heath  
Groton, Suffolk

DAVID  
BURR

# Mannings Farm Barn, Castlings Heath, Groton, Suffolk, CO10 5EU

Set within approximately twenty five acres of unspoilt Suffolk countryside on the edge of Groton, Mannings Farm Barn is an exceptional single storey conversion that effortlessly combines contemporary refinement with enduring rural character. Formerly part of a working farmstead associated with Mannings Farm, the property has been subject to a comprehensive and meticulous programme of refurbishment, resulting in a home of remarkable quality, beautifully positioned within a peaceful and private setting.

The barn has been thoughtfully reimagined to create a striking yet highly functional living environment, where expansive open plan spaces are balanced by intimate, carefully considered rooms. At its heart lies a superb handcrafted kitchen by Anglian Factors, appointed with bespoke cabinetry, integrated full length refrigeration, a Miele oven and warming drawer, and generous preparation areas, perfectly suited to both everyday living and entertaining.

This space flows seamlessly into a magnificent open-plan family and dining area, oriented to the south and designed to embrace the surrounding landscape. With ample room for dining, relaxed seating and recreation, the space is centred around a characterful log burner, while extensive sliding doors draw in natural light and open directly onto a substantial terrace, framing uninterrupted views across the grounds.

A separate living room provides a more intimate retreat, rich in character with exposed timber beams, engineered oak flooring and a second log burner, creating a warm and inviting atmosphere. Throughout the home, high quality materials and finishes are evident, including underfloor heating, LED lighting, and an air source heat pump, ensuring both comfort and efficiency.

The bedroom accommodation is arranged within a distinct wing to the west of the property, offering a sense of privacy and tranquillity. The layout is adaptable, providing four bedrooms or alternatively three bedrooms with a dedicated study. Each of the principal bedrooms is generously proportioned and benefits from its own en-suite bathroom, all finished to an exceptional standard with premium fittings, Vitro sanitaryware and rain-sensor Velux skylights. The principal suite, in particular, enjoys a peaceful outlook across the surrounding countryside and a beautifully appointed en-suite.

Further enhancing the versatility of the home are a separate office, a utility room, a cloakroom and additional storage, all executed with the same attention to detail.

Externally, the property is equally impressive. The gravelled driveway leads up to the house and a detached outbuilding, currently utilised as a gym, offers excellent potential for a studio, leisure suite or ancillary accommodation, subject to the necessary consents.

The land, extending to approximately twenty-five acres, and is predominantly laid to pasture and is ideally suited to equestrian or lifestyle use, currently arranged with multiple paddocks and an all weather ménage.

The setting is both peaceful and picturesque, with far reaching views, open farmland and a strong sense of seclusion, whilst remaining within reach of the well-regarded villages of Groton, Edwardstone and Boxford and the larger towns of Sudbury and Hadleigh.

Mannings Farm Barn represents a rare opportunity to acquire a beautifully executed rural home, where contemporary design, craftsmanship and an exceptional setting combine to create a lifestyle of quiet distinction.

- **Exceptional single-storey barn conversion of a former farm building**
- **Approximately 25 acres of pastureland in a private rural setting**
- **Beautifully positioned near Groton, within easy reach of Sudbury**
- **Comprehensive high-specification refurbishment throughout**
- **Impressive open-plan kitchen, dining and family living space**
- **Bespoke Anglian Factors kitchen with Miele appliances**
- **South-facing orientation with large sliding doors and terrace access**
- **Two reception rooms, each with characterful log burners**
- **Underfloor heating throughout and air-source heat pump**
- **Flexible layout offering four bedrooms or three plus study**
- **All principal bedrooms with en-suite bathrooms**
- **Premium fittings including Vitro sanitaryware and rain-sensor Velux windows**
- **Detached outbuilding currently used as a gym with further potential**





**TENURE:** Freehold

**SERVICES:** Mains water and electricity are connected. Air-source heat pump provides heating. A Klargester provides private drainage.

**NOTE:** None of these services have been tested by the agent.

**EPC RATING:** E

**WHAT3WORDS:** hinted.films.slopes

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G

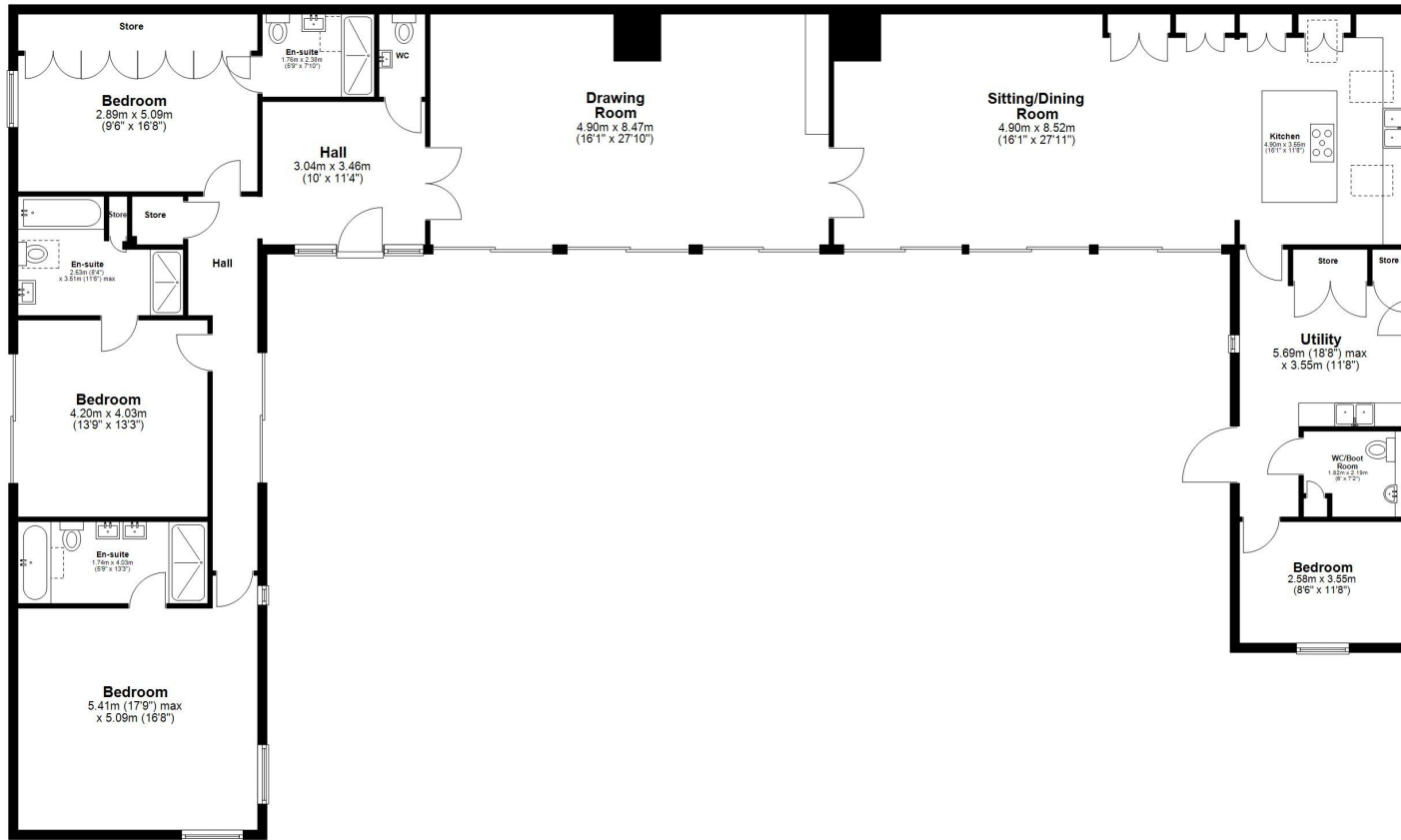
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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**Ground Floor**  
Approx. 237.9 sq. metres (2560.6 sq. feet)



**Outbuilding**

Approx. 22.4 sq. metres (241.2 sq. feet)



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**Castlings Heath, Sudbury**

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