



Middleton Barn, High Street, Theltham

Sheridans



Middleton Barn, High Street Thelnetham, Diss, Suffolk, IP22 1JL

Rare opportunity to acquire a substantial and much improved barn conversion, set within attractive grounds with an excellent range of outbuilding and exceptional converted barn/holiday let, whilst enjoying a delightful rural setting affording far reaching countryside views.

At the heart of the property lies a striking and sympathetically converted principal barn, combining impressive volumes with a wealth of original character. Exposed timbers, vaulted ceilings and brickwork sit alongside high-quality modern finishes, creating a home of both charm and practicality.

The main barn provides generous and thoughtfully arranged accommodation, ideally suited to both family life and entertaining. A particularly impressive feature is the vaulted first floor sitting room, showcasing a magnificent timber frame and a central brick fireplace with inset wood-burning stove, creating a warm and atmospheric focal point. This space enjoys an abundance of natural light and a wonderful sense of scale, enhanced by the exposed beams and high ceilings.

As you enter the home, the first impressions are exceptional with a stunning vaulted reception/dining hall, displaying a wealth of original timbers, large fireplace and wide bespoke split level staircase, whilst flowing seamlessly through to the garden-facing elevation, where glazed doors open directly onto the terrace, allowing for an easy connection between indoor and outdoor living. The kitchen/breakfast room is well-appointed and re-fitted to a very high standard in a classic style, featuring bespoke cabinetry, striking quartz work surfaces and integrated dishwasher, fridge, washing machine and freezer along with space for a range cooker set against exposed brickwork. A huge central island provides additional preparation space and informal seating, making this a sociable and functional hub of the home. The ground floor further benefits from two well-proportioned bedrooms and bath/cloakroom facilities, offering flexibility for guests or multi-generational living.

To the first floor, an incredible galleried landing creates a further seating area overlooking the principal living space and leads to additional bedrooms and shower rooms including the comfortable principal suite together with a study/bedroom 5. The wonderful vaulted sitting room creates a stunning reception room for relaxing and entertaining, with fireplace and beautiful exposed timbers, whilst enjoying far reaching views across the surrounding countryside. The overall layout of this amazing home offers an excellent balance of open-plan living and more private accommodation.

The Granary & Outbuildings

A particular feature of Middleton Barn is the impressive and highly versatile range of outbuildings, including a beautifully converted detached two storey barn (The Granary) which provides excellent independent annexe accommodation and currently used as a very successful holiday let.

The barn has been thoughtfully designed to offer bright and contemporary living, whilst retaining character through exposed timbers and vaulted ceilings. The ground floor is arranged as an open-plan sitting/dining/kitchen space, flooded with natural light via large glazed doors opening onto the courtyard, creating an ideal environment for both everyday living and entertaining.

The kitchen is fitted with modern units and integrated appliances (dishwasher, washing machine and fridge freezer), complemented by ample space for dining and seating. A ground floor bedroom enjoys a pleasant aspect with concertina windows with direct access outside, together with well-appointed bath/shower facilities.

To the first floor, a striking galleried sitting area is set beneath a vaulted ceiling, showcasing the exposed timber frame and providing a wonderful additional reception space or occasional sleeping area.

The annexe offers ideal versatility for a variety of uses, including guest accommodation, multi-generational living, or potential income generation, subject to the necessary consents.

In addition to the annexe, the property benefits from a substantial range of further outbuildings including a large cart lodge, workshops, stores and barns, all arranged around the central courtyard and offering significant scope for alternative uses.

Garden & Grounds

The property is approached via a sweeping gravel driveway leading to an attractive central courtyard, framed by the barns and outbuildings. The gardens are attractively landscaped, incorporating areas of lawn, established planting and seating areas, ideal for outdoor entertaining. The grounds are bordered by mature hedging and trees, offering a good degree of privacy whilst still enjoying the openness of the surrounding countryside. All in .8 of an acre (s.t.s)

Setting

Thelnetham is a small, rural, sought-after and un-spoilt village positioned on the Suffolk/Norfolk border, offering a strong sense of community and a range of local amenities. The market town of Diss is within easy reach, providing a comprehensive range of shopping, schooling and recreational facilities, along with a mainline rail service to London Liverpool Street.

Services

Agents Note. The property is within the curtilage of a listed building

Mains water, private drainage, oil fired radiator central heating

Council Tax: West Suffolk Band: F

Broadband speed: Up to 1000 mbps available (Source Ofcom)

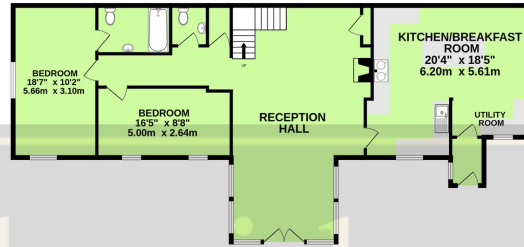
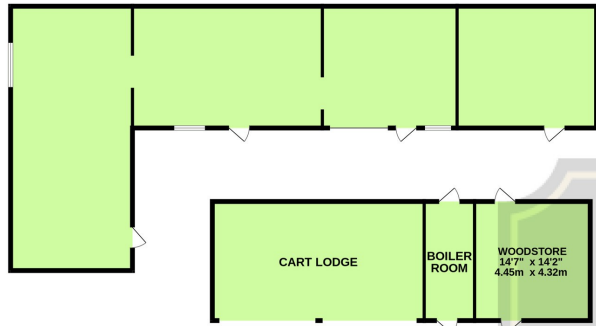
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk



OUTBUILDINGS

GROUND FLOOR



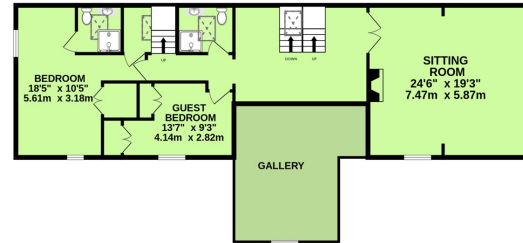
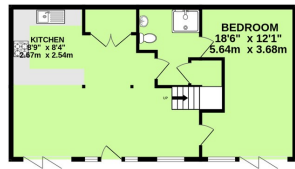
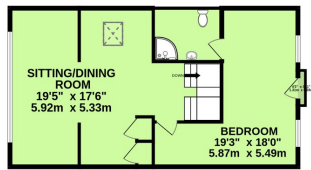
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Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR

2ND FLOOR

THE GRANARY





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