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Red Lodge Barn
Middleton Moor
Middleton



SUPERB BARN CONVERSION WITH ANNEXE, IN LOVELY LOCATION OUTSIDE THE EAST SUFFOLK VILLAGE OF MIDDLETON

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ENTRANCE HALL

Having glazed door in from the front aspect this wide hall has exposed wood stairs to the first floor. Doors open to the sitting room, dining room and utility room.

CLOAKROOM

With wc and hand wash basin. This room also houses the oil-fired boiler supplying both the domestic hot water and central heating system.

KITCHEN

Fitted with an excellent range of drawer and cupboard base units to two walls, with stone worksurfaces and inset double Belfast sink having a mixer tap over. Matching wall cabinets and plate rack provide more storage. A central island, with power provides further storage and work area having an impressive marble worksurface. An exposed brick 'fireplace' provides space for a range style cooker. From the kitchen doors lead to the annexe and out to the courtyard, and there is an internal window to the dining room. Tiling to floor which continues through to the utility room.

UTILITY ROOM

Fitted with further storage cabinets and worksurfaces with inset sink unit. Plumbing for washing machine and dishwasher.

DINING ROOM

A lovely formal dining room having French doors with glazed side panels to the courtyard. A wide wood lined opening leads to the sitting room.

SITTING ROOM

A well-proportioned room with an exposed brick fireplace housing a







woodburning stove on raised hearth with bressummer beam over. Alongside the chimney breast a window overlooks the garden, and a glazed door opens to the garden. Exposed central ceiling beam.

FAMILY ROOM

Having glazed double doors, with glazed side panels, this room,



which has a vaulted beamed ceiling, provides a lovely sitting area overlooking the garden. Glazed double doors open to the garden. Attractive tiled flooring.

STUDY/BEDROOM

Perfect as a home office this room would readily double as a

bedroom if required.

OFFICE

Currently used as storage this room has a door to the courtyard and steps up to a mezzanine level.



LANDING

This spacious galleried landing has a vaulted, beamed ceiling, wooden flooring a wide window overlooking the courtyard and provides a pleasant seating area.

PRINCIPAL BEDROOM

A lovely double bedroom with fitted wardrobes. Character within this room includes the vaulted ceiling with exposed timbers, and the exposed brick chimney breast.

EN-SUITE

Fitted with shower in cubicle, wc with concealed cistern and vanity hand wash basin with storage under. Tiling to floor and walls.

BEDROOM 2

Featuring a vaulted ceiling with exposed timbers.

BEDROOM 3

Once again, this bedroom features a vaulted ceiling and has an exposed brick chimney breast.

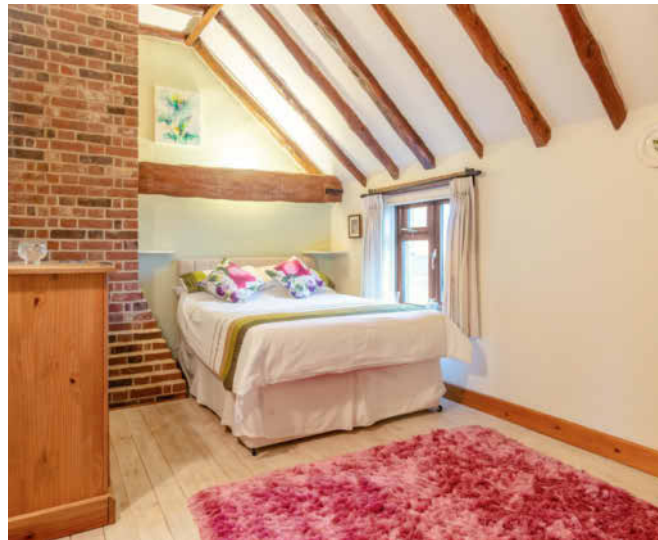
BATHROOM

A modern bathroom fitted with a bath with shower and screen over, wc with concealed cistern and vanity hand wash basin with. Fitted storage.

ANNEXE

RECEPTION ROOM

This generous living room has a beamed ceiling and pamment riled flooring. Windows overlook the courtyard and there is a glazed door to the garden. A focal point is provided by an exposed brick chimney breast with fireplace housing a wood burning stove on raised hearth with a bressummer beam over. Stairs to the first floor.





KITCHEN

With fitted storage units to two walls, inset sink with mixer tap and matching wall cabinets. Fitted electric oven and hob, space for an undercounter fridge. Exposed beams to the ceiling, a window overlooks the garden, and a door opens to the drive.

SEPARATE WC

With wc and hand wash basin.



LANDING

With fitted skylight.

BEDROOM 1

With fitted wardrobes to one wall and exposed timbers to the ceiling.

BATHROOM

Stylish, contemporary bathroom with shower in tiled cubicle, bath in tiled surround, wc and hand wash basin.

BEDROOM 2

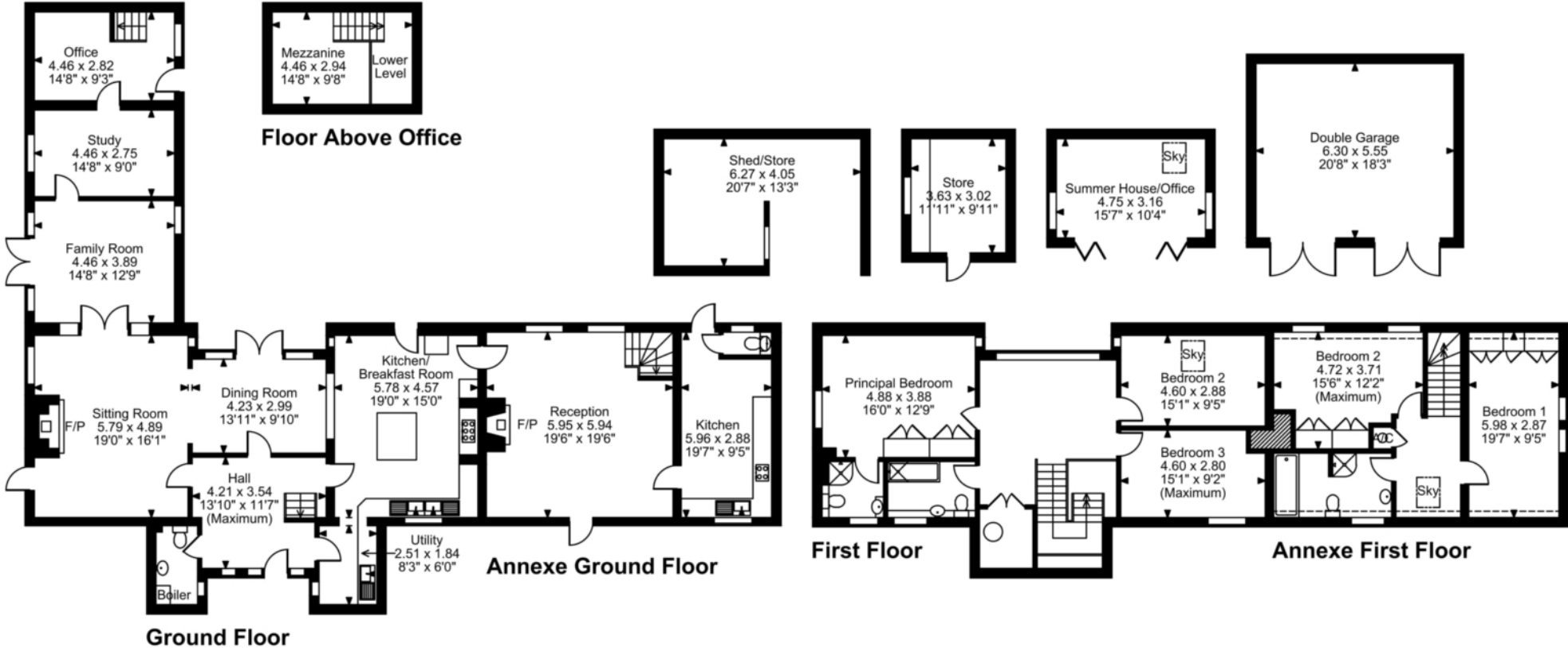
Once again having exposed timbers to the ceiling and fitted wardrobes.

AGENTS NOTE

The property has 30 solar pv panels, and a 13.5 KW Tesla battery fitted.



Red Lodge Barn, Middleton Moor, Middleton, Saxmundham



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

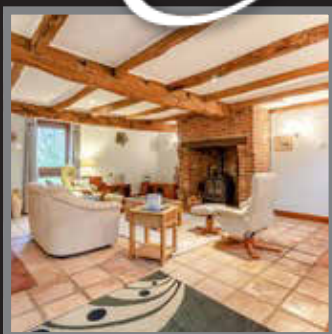
The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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£950,000



This beautifully presented barn conversion is set alongside Middleton Moor within mature gardens which extend to around 0.75 acre (STMS). The main barn offers generous, character accommodation with four bedrooms, three reception rooms and a well fitted kitchen/breakfast room. Alongside the main barn, with interconnection door is a two-bedroom, two storey annexe, ideal for guests or multigenerational living. During the conversion of the barn character was retained and enhanced where possible, evidenced by exposed timbers and vaulted ceilings.

Additionally, the main reception rooms in both the barn and annexe feature impressive, exposed brick fireplaces with wood burning stoves. Externally the gardens and grounds feature wide sweeping lawns, a courtyard area adjoining the barn, a pond and a number of fruit trees. Numerous outbuildings include a double garage, summer house and storage buildings. The Barn stands on Middleton Moor, just outside the small village of Middleton, which has a village pub and within easy driving distance of Saxmundham, which offers an excellent of day-to-day amenities including supermarkets, independent shops and a mainline railway station with direct connections to Ipswich and London Liverpool Street. Aldeburgh, along with the Suffolk Heritage Coast, is within easy reach, offering beaches, restaurants, cultural attractions and scenic walks.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EXTERNAL

The property is approached along a drive over the moor (via an acknowledged right of way) to a parking/turning area in front of the detached double garage. From here a five-bar gate opens to the courtyard. Within the courtyard is a brick-built storage building with power and lighting, beyond this building is a vegetable garden. The main area of the garden lies to the south and east of the barn itself, partially divided by mature hedging and featuring mature shrub borders and beds, a pond and a number of fruit trees. A south facing terrace, accessed from the family room, is partially covered by a pergola. Also within the garden is a substantial summerhouse with bi-fold doors and mezzanine floor, ideal for a number of uses. Additionally, there is a useful garden store/shed. In total the gardens and grounds extend to around .075 acre (STMS).

Council Tax Band: E



1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from you legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.