



GOAL FARM BARN

Nedging Tye | Suffolk



Chapman Stickels

GOAL FARM BARN, CROWCROFT ROAD, NEDGING TYE, SUFFOLK, IP7 7HR

Hadleigh – 7 miles
Bildeston – 2 miles
Needham market - 7 miles

- Entrance hall • Utility room • Cloakroom •
- Kitchen / breakfast room • Dining room • Sitting room •
- Inner hall & lobby • Garden room / conservatory •
- Three double bedrooms (with one ensuite) • Family bathroom •
- Private south facing garden • Off-road parking •
- Detached double garage • In all, 0.21 acres •

The Property

Occupying a prominent corner plot in the semi-rural parish of Nedging Tye, Goal Farm Barn was converted circa 2022.

Covering about 1,700 sq.ft, this truly unique, single storey conversion has been finished to a very high standard, where the versatile accommodation provides an individual yet practical layout.

Accessed via the main entrance hall with utility and cloakroom off is the open plan, kitchen / sitting / dining room with vaulted ceilings throughout. The kitchen is stylishly fitted on two walls, including quartz worksurfaces, base and eye level units, numerous integral appliances and central island.

The kitchen leads through to the 'L' shaped sitting / dining room, which provides much natural light via bifold doors (south) as well as french windows to the far end of the dining room (north). The sitting room with fireplace housing an LPG living flame provides further views over the courtyard garden.

The three double bedrooms (with a stylishly fitted central bathroom) are set to the southern 'wing' which are all accessed via a corridor to one side, with numerous windows which also overlook the entire courtyard. An internal end door leads into an inner lobby area with study, where bedroom one (with ensuite shower room) is essentially self-contained. Finally, the attached garden room / kitchen provides twin aspect bifold doors onto the main garden.

Outside, the principal garden is to the front (south) which is both enclosed and private, comprising terraces areas that are partially defined by brick and flint boundary walls.

A five bar gate lead leads directly onto a separate area of garden which consists of a triangular area of lawn.

The main parking area is to the rear, which provides ample off-road parking which leads to a detached double garage with twin double doors.

In all, the property covers some 0.21 acres.

AN INDIVIDUAL SINGLE STOREY CONVERSION COMPLETED TO A VERY HIGH STANDARD TOGETHER WITH PRIVATE SOUTH FACING GARDENS, OFF ROAD PARKING AND A DETACHED DOUBLE GARAGE



Location

Nedging Tye is a rural hamlet located in the parish of Nedging-with-Naughton, which is a sprawling rural village with numerous clusters of properties of different ages and types, with Nedging Tye being on the northern periphery of the parish. The picturesque village green of Naughton with its church and the charming Wheelhouse pub is only 0.5 miles from Goal Farm Barn. The nearby village of Bildeston is located some 2 miles to the west, offering a good selection of day-to-day amenities including the excellent Bildeston Crown pub and restaurant, doctor's surgery, the village stores and post office and a further quaint pub (The Kings Head).

Services

Mains water, electricity and drainage are connected. Underfloor heating throughout via air source heat pump.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band E - (2026)

EPC Rating

Current C (72). Potential A (95).



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Approximate Floor Area
Main House - 1695 sq. ft / 157.00 sq. m
Garage - 325 sq. ft / 30.00 sq. m

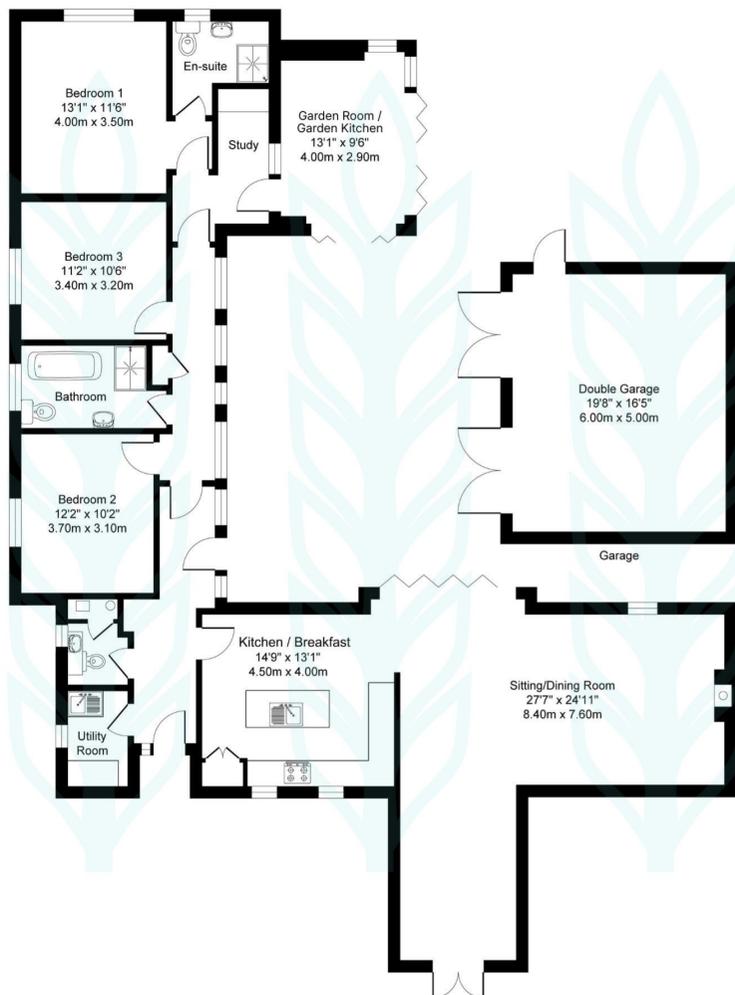


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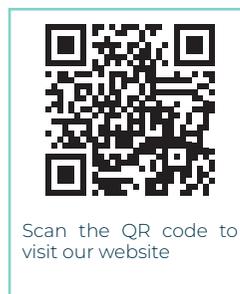
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