



Church Farm Barn, Wilby, Suffolk

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Church Farm Barn

Church Road

Wilby

Eye

Suffolk

IP21 5LE

A beautifully presented Grade II listed barn conversion with flexible accommodation throughout, nestled beside the church in a tranquil village setting.

Stradbroke 1.7 miles, Eye 8 miles, Diss (mainline station to London Liverpool Street) 11.9 miles, Ipswich 22.6 miles, Norwich 30.7

Entrance hall | Dining room | Vaulted drawing room | Kitchen/family room | 3 Ground floor bedrooms, 2 with en suites | Family bathroom | 2 First floor bedrooms, 1 with en suite | Utility Cloakroom | Garage/store | Double garage Gardens and grounds

In all 1.2 acres.

The property

Positioned in the pretty Mid-Suffolk village of Wilby, Church Farm Barn is a spacious, light barn conversion offering flexible accommodation arranged over two floors. Sitting in grounds extending to 1.2 acres, the property offers an abundance of character features throughout, including timber beams and open brick-work. Arranged in a U-shape surrounding a central courtyard area, the property is ideal for modern living arrangements, with ample space for family life or those that like to entertain.

A spacious entrance hall welcomes one into the property and provides access to the majority of the accommodation. The double-height drawing room sits centrally to the property and features large, dual-aspect windows allowing plenty of natural light with views to both the front

and rear gardens, a wood burning stove and impressive vaulted ceiling which carries the eyes upward.

To the eastern wing is the recently finished kitchen/family room; a beautifully considered space with bespoke cabinetry focused around an emerald green AGA, central island and table, with room for relaxed seating to one end and doors to both the front garden and courtyard, helping to bring the outside in. A large dining room offers further space for entertaining, or alternative use as a study or additional sitting room. Adjacent to the kitchen is a useful utility, with a cloakroom accessed from the entrance hall.

Within the western wing are three bedrooms, two of which are en suite, and a family bathroom; the principal bedroom benefits from ample in-built storage. To the first floor there are two further bedrooms with stunning vaulted ceilings, one of which benefits from an en suite, the other is currently used as a playroom. Both rooms offer beautiful views over the garden.

Outside

Found nestled beside the church, the property is set back from the road and approached via a gravelled driveway offering parking for numerous cars, and a double garage with storage above. There is also a garage/store with full planning for conversion, please see the planning section for further information.

The barn itself is set behind gates and a red brick wall in beautifully landscaped gardens, with mature trees along the boundaries offering seclusion and privacy. Being mainly laid to lawn, and part-moated to the rear, the gardens offer plenty of space for play or relaxation. The courtyard which sits centrally to the property is south facing and acts as an ideal sun trap, creating a wonderful place to dine al fresco and entertain.



Location

The property is located just outside the Suffolk market town of Eye, midway between Ipswich and Norwich and within easy reach of the beautiful Suffolk coast. Stradbroke has a selection of everyday amenities, including a local shop, two pubs and a post office, while there is also a primary and secondary school.

The market towns of Framlingham, Eye and Diss are nearby and have a wider range of facilities, with Diss having mainline rail services to both London Liverpool Street and Norwich, taking about 95 and 20 minutes respectively. Ipswich is 22.6 miles away, with its excellent choice of shops, leisure and cultural facilities. The A140 and A14 provide easy access to both Norwich as well as the wider road network.

Planning

To the end of the western wing is the original garage/store. Full planning has been approved under Refs: DC/20/03538 and DC/20/03557 for Conversion of store to lobby/utility and study area. The building offers huge potential to increase the footprint of the barn, providing further additional, flexible living space or even a separate annexe, guest accommodation or holiday let, subject to the necessary consents.

Further information on the planning is available from the vendor's agent.



Floorplans
 Main House internal area 3,126 sq ft (290 sq m)
 Garages internal area 757 sq ft (70 sq m)
 Total internal area 3,883 sq ft (361 sq m)
 For identification purposes only.



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

From Framlingham head north on the B1116 for Dennington. From Dennington take the Laxfield Road (B1116) and half a mile outside the village turn left for Stradbroke and Brundish (B1118). Continue on this road for 3.5 miles and on entering the village of Wilby, pass the Coronation Hall on your right hand side and in 75 metres, the property will be found on the right hand side opposite the 20 mile an hour sign post.

General

Local Authority: Mid Suffolk District Council.

Services: Oil fired central heating. Mains water and electricity. Private drainage, which does comply with regulations.

Council Tax: Band G

Tenure: Freehold

Guide Price: £895,000.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority



Suffolk

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