



Wood Farm Barn, Laxfield, Suffolk

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Wood Farm Barn Dennington Road Laxfield Woodbridge Suffolk IP13 8HJ

An impressive, spacious and light-filled barn conversion with attached annexe, set within stunning grounds extending to over 10 acres, in a highly desirable location.

Framlingham 6.1 miles, Suffolk Heritage Coast 15 miles, Diss 15.9 miles (London Liverpool Street about 92 minutes)

Entrance hall | Office | Dining area/family room
2 Sitting room | Kitchen/breakfast room | Boot room | Utility room | TV Room | 3 Cloakrooms
2 Shower rooms | Principal bedroom with en suite and dressing room | 4 Further bedrooms, one of which with en suite | Courtyard | Garage
Several outbuildings | EPC Rating C

Annexe: Dining room/sitting room/kitchen area
Bedroom with en suite

The property

Positioned to the outskirts of the popular village of Laxfield, Wood Farm Barn is an impressive barn conversion with brick and black weatherboard elevations, offering light-filled and versatile accommodation throughout. The property has an abundance of period character, such as lofty vaulted ceilings, beautifully exposed beams, latched wooden doors, juxtaposed with a contemporary layout centred around a south-facing courtyard.

A bright, double-height entrance hall with floor-to-ceiling glazing overlooks the sunny courtyard and welcomes one into the ground floor accommodation which comprises five spacious reception rooms; a large, open-plan family/

dining room with vaulted-ceiling and galleried landing above, as well as tall glazing and double doors leading out to the rear terrace, creating an ideal entertaining space; a well-proportioned drawing room with triple aspect views and fine brick-built open fireplace with a log burning stove; a sitting room offering ideal space for relaxing, and a useful study ideal for the home worker.

The spacious kitchen/breakfast room is fitted with a range of wall and base cabinetry with curved edges, a central island/breakfast bar with inset sink and an impressive AGA stove, and provides the access to the boot room, cloakroom and the well-appointed utility room. The east wing of the house provides an additional reception room ideal as a snug, a cloakroom, a stylish family bathroom and a separate shower room; the latter serving a trio of downstairs bedrooms.

The impressive galleried landing opens to the first floor where two additional bedrooms can be found and both benefit with en suite with showers; one of which being the principal bedroom with a dressing room.







Outside

Wood Farm Barn sits within gardens and grounds that extend to 10.87 acres, nestled among undulating Suffolk countryside and surrounded by a wealth of mature tree lines.

A sweeping private driveway leads around a paddock, affording ideal grazing, to the detached timber garage, stable and tack room and a large, shaded parking area. Dual five-bar wooden gates open to the south-facing gravelled courtyard, creating a wonderful, secluded sun trap.

The rear garden is beautifully landscaped with a paved terrace running along the length of the main barn, and offers a fabulous area in which to relax or potter in the kitchen garden, filled with raised beds and established planting. The remainder of the gardens benefit with colourful stocked beds, an expanse of neat level lawn punctuated with trees as well as several outbuildings including a workshop and greenhouse. Completing the entertaining space is a covered outdoor kitchen area with built-in seating and terrace area, together with a hot tub, both offering two secluded spots to enjoy the last of the summer sunshine.





Annexe

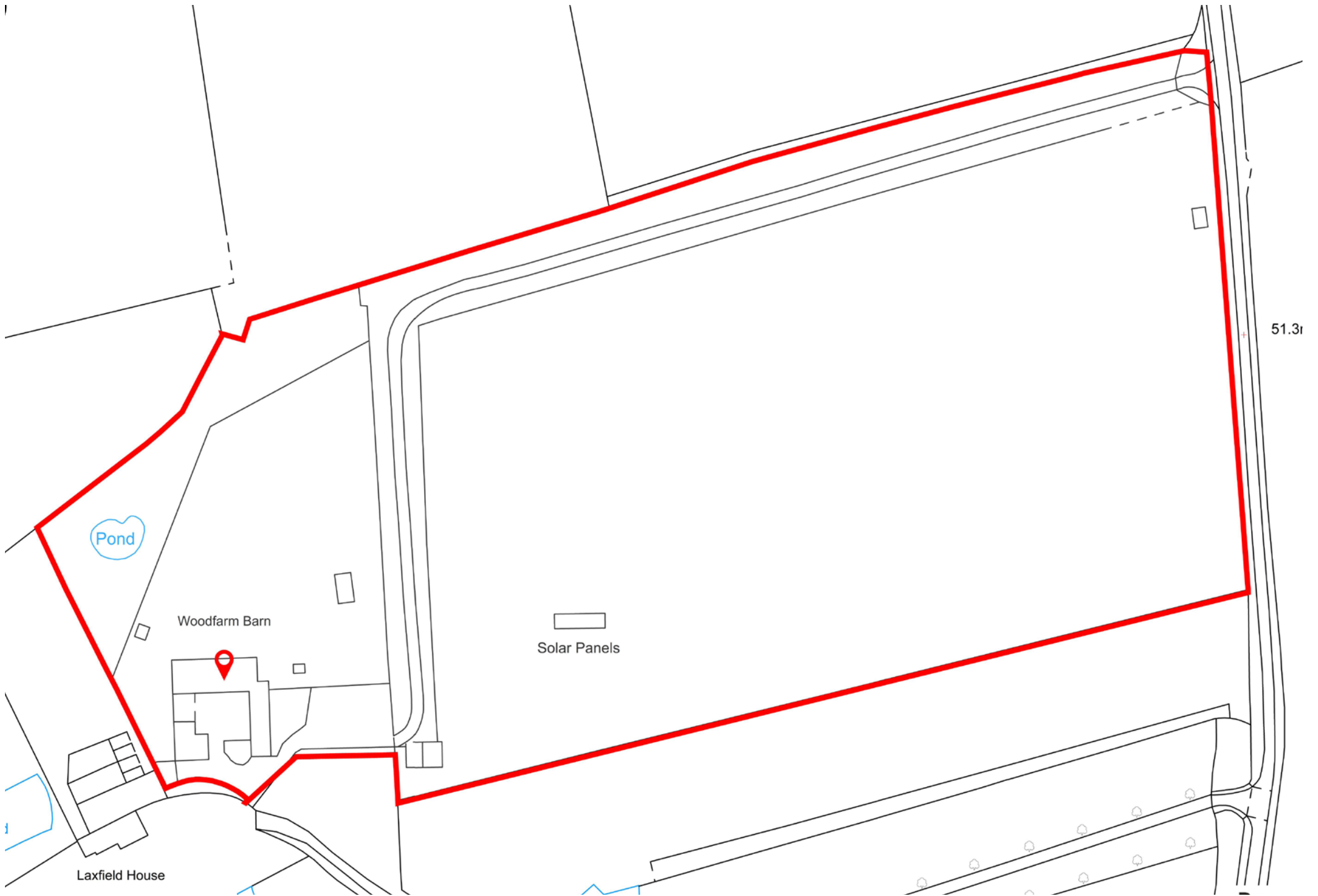
Positioned to the end of the west wing of the main house, the one-bedroomed annexe offers a bright, open-plan sitting/dining room and kitchen area with an attractive range of cabinetry and appliances, a double bedroom with modern en suite shower room and dual access to both the courtyard and a private terrace to the rear.

Location

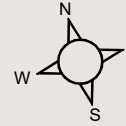
The property is located to the fringes of the picturesque village of Laxfield, with its local store, Post Office, preschool, primary school, village hall, garage, bowls club and public houses. Nearby Framlingham offers additional amenities including a library, doctor's surgeries and eateries, whilst the scenic heritage Suffolk Coast and Heaths Area of Outstanding Natural Beauty provide a range of outdoor pursuits.

Saxmundham offers further facilities, including farm shops, two supermarkets and a branch-line train station with frequent links to London. The A12 and A14 provide convenient road access further afield and notable schools in the area include Framlingham Prep and College, Woodbridge School and Thomas Mills.





Floorplans
 Main House internal area 5,251 sq ft (488 sq m)
 Garage internal area 388 sq ft (36 sq m)
 Outbuildings internal area 738 sq ft (69 sq m)
 Annexe internal area 614 sq ft (57 sq m)
 Total internal area 6,991 sq ft (649 sq m)
 Quoted Area Excludes 'Courtyard'
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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General

Local Authority: Mid Suffolk District Council
Services: Mains electricity and water. Underfloor heating provided by air source heat pumps with supplementary electrical radiators in upper floor bedrooms. Solar panels supplement the barn's electrical requirements as well as benefiting from a quarterly feed-in tariff payment from EDF Energy. Private drainage is provided via a dedicated treatment plant which complies with the relevant regulations.
Council Tax: Main house band G; Annexe band A
Tenure: Freehold
Guide Price: £1,600,000.

Suffolk

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