



Hill Farm Barn, Rushmere St. Andrew, Ipswich, Suffolk

For the finer things in property.



Hill Farm Barn

Lamberts Lane

Rushmere St. Andrew

Ipswich

Suffolk

IP5 1DS

A beautifully presented barn conversion with separate annexe and beautiful gardens, set on the outskirts of this sought-after village.

Ipswich 3.8 miles (railway station to London Liverpool Street), Woodbridge 7.7 miles, Colchester 21.6 miles, Aldeburgh 24.1 miles

Entrance hall | Kitchen/Dining/family area | Playroom | Cinema room | Study | Boot room | Utility room | Ground floor bedroom | 3 Family bathrooms | Principal bedroom with dressing room | 4 Further bedrooms, one of which with an en suite | Cloakroom | Games area | Balcony Garden room | Garden bar | EPC Rating C

Annexe: Dining room | Sitting room | Kitchen/breakfast room | Ground floor bedroom | Utility room | Principal bedroom with an ensuite | 4 Further bedrooms | 2 Family bathrooms Double garage | Store

In all 0.6 of an acre.

The property

Positioned on the outskirts of the attractive village of Rushmere St. Andrew, Hill Farm Barn is an impressive barn conversion offering light accommodation throughout combining period and modern features, with a separate annexe, enjoying beautiful countryside views.

The ground floor accommodation is easily accessed via the open plan area benefitting of beautifully exposed beams and brick where a kitchen can be found, fitted with bespoke cabinetry and feature breakfast island and

doors leading to the rear gardens, as well as a dining area with double height windows with views over the rear paved terrace and a sitting area, ideal for family entertaining. The whole is being open plan creating the perfect modern family living area. Further on this floor there is a playroom and a cinema room, a useful study ideal for those working from home as well as a double aspect bedroom with views to the gardens. Completing the ground floor are two family bathrooms, a boot room and a utility room.

On the first floor is the spectacular vaulted glass galleried landing, giving access to the four bedrooms, one of which is a principal bedroom with dressing room, as well as two bathrooms and a cloakroom; whilst on the second floor there is an additional bedroom and games area which leads to the balcony.

Outside

Surrounded by exquisite countryside views, Hill Farm Barn is approached via a five bar gate which opens onto a gravelled area providing parking space for several cars and access to the cartlodge.

The beautifully laid to lawn rear and side gardens are enclosed by hedges and tall matures trees offering a wonderful seclusion. A paved terrace spans the back of the house with direct access from the kitchen room extending the inside to the outside and offering opportunities for the outdoor dining and relaxation. A paved pathway leads to a decked terrace which provides an alternative spot to relax with an exercise heated pool.

The property also benefits of an annexe, with potential use for holiday let, comprising two reception rooms, a kitchen/breakfast room, five bedrooms, one of which has an ensuite, whilst two of the bedrooms share a a bathroom with a bath, and a utility room which provides the access to the double garage with an additional bedroom to the first floor.







Location

Set in the village of Rushmere St Andrew surrounded by undulating countryside views and picturesque neighbouring village, Ipswich is just 3.8 miles away.

The port town of Ipswich offers sporting and recreational facilities, an established theatre and a wide variety of shopping outlets, restaurants, cinemas and bars, a mainline train station with journeys to London Liverpool Street, taking 65 minutes; whilst road users have good access to both the A14 and A12.

Slightly further afield is the stunning Suffolk heritage coastline, with charming, traditional seaside resorts such as Aldeburgh and Southwold. Well-regarded schooling in the vicinity includes Meadows Montessori Primary School, Ipswich Prep, Ipswich High School, St. Joseph's College, Woodbridge School and Framlingham College.

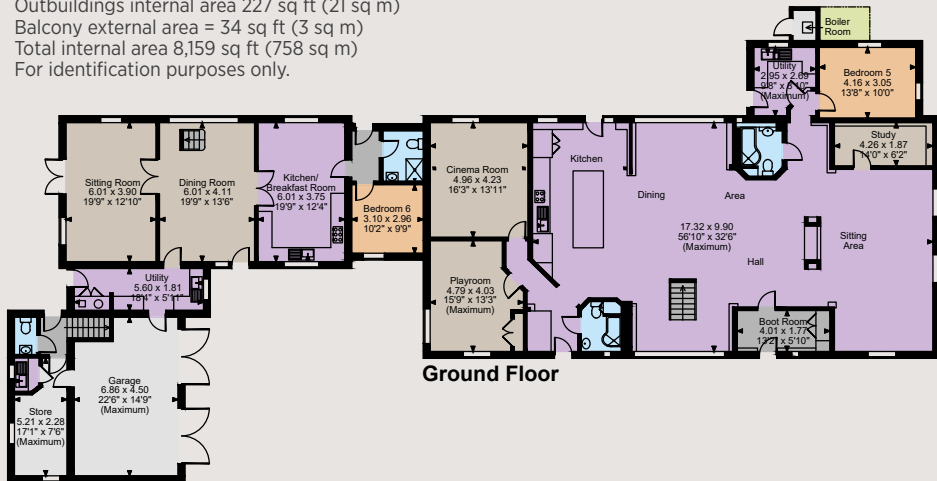




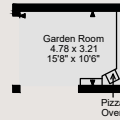
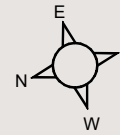


Floorplans

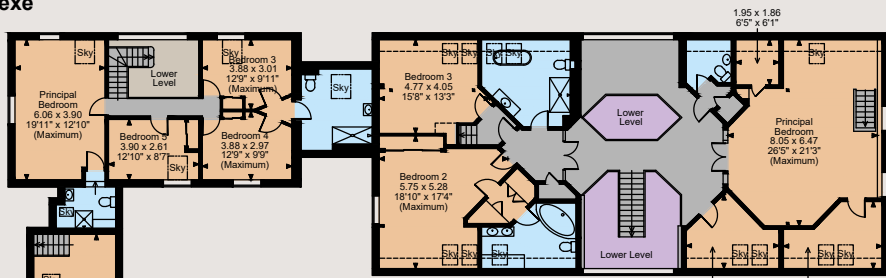
Main House internal area 5,183 sq ft (481 sq m)
 Garage internal area 313 sq ft (29 sq m)
 Annexe internal area 2,436 sq ft (226 sq m)
 Outbuildings internal area 227 sq ft (21 sq m)
 Balcony external area = 34 sq ft (3 sq m)
 Total internal area 8,159 sq ft (758 sq m)
 For identification purposes only.



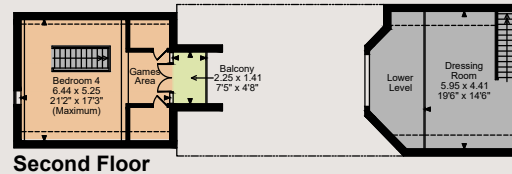
Ground Floor



Annexe



First Floor



Second Floor



Annexe

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

☐☐☐ Denotes restricted head height

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General

Local Authority: East Suffolk District Council
Services: Oil-fired central heating. Mains water and electricity. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,600,000.

Suffolk

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