



Bloomfields Barn

Ardleigh, Colchester, Essex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A stunning barn conversion with outbuildings and extensive grounds, in a picturesque yet well-connected rural setting.

A magnificent family home with spacious accommodation and a wealth of character features, set in a rural position close to the village of Ardleigh. The property offers a number of outbuildings, including an annexe and grazing.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



OUTBUILDING GARAGING ANNEXE



4.6 ACRES



FREEHOLD



RURAL/VILLAGE



7,015 SQ FT



**GUIDE PRICE
£1,350,000**



The property

Positioned just outside the village of Ardleigh, Bloomfields Barn is an impressive, recently converted, Grade II listed timber-framed barn offering over 4,000 sq ft of flexible living space arranged over two floors ideal for multi generation living, with an extensive range of outbuildings.

Internally, the main family and entertaining area sits in the centre of this impressive barn, with an incredible double height vaulted ceiling with beautifully exposed beams that add to the overall feel of the space. Mainly open plan, the space has been laid out to include a well-proportioned kitchen/breakfast area with an impressive AGA and a central breakfast table. This in turn opens into the central family area with a feature double sided fireplace and there are full height Bifold doors to the gardens next to the dining area and the sitting area. There are two further reception rooms, a snug that shares the fireplace from the family room, and a study. There is also a useful utility room, plant room, a cloakroom, and the party room/gym. Of particular note, this wing of the property is ideal for

anyone who is looking for multi generation living or needs additional bedrooms. Also to the ground floor there are three well-presented bedrooms, one of which has en suite whilst the other two share a Jack and Jill bathroom. Completing the ground floor is a pantry, a further cloakroom, and a boot room. The principal bedroom suite is on the first floor with a walk-in dressing room and an ensuite.

Outside

The property is approached by a long shared driveway with gated entrance, which leads around to the many garaging, cart lodge and outbuilding options. Surrounding the barn are the formal or family areas, mainly lawned, with the perfect outdoor kitchen/barbeque area that is covered for use all year round, and a further patio area off the back of the main family area creating the ideal indoor-outdoor living. A courtyard area on the western boundary includes a disused swimming pool and access to the studio annex; fitted with a shower room and a kitchen, it has been used by our clients to provide an occasional holiday let or guest wing.



Outside continued

For those that want animals or are serious horticulturists, there is a number of barns and outbuildings including a poly tunnel, and a further 3.5 acres of grounds which are ideal for grazing or wildflower meadows.

There is a disused tennis court, and many other outdoor areas of interest. One of the barns has a full-size snooker table that can be included in the sale.

Location

The property lies in a peaceful rural setting between the villages of Ardleigh and Langham, and within easy reach of the historic city of Colchester.

Ardleigh has a local shop, a doctor's surgery and a primary school, while Langham offers further everyday facilities, including a village pub. Colchester city centre is just four miles away, with its choice of shops, supermarkets and leisure facilities.

The area is well connected by road, with the A12 nearby and the A120 within easy reach, providing

routes towards Ipswich, Colchester and Stansted Airport. The property is well placed for those that want to be well connected, yet be surrounded by country life and with water life only a few miles away.



Distances

- Ardleigh 1.3 miles
- Colchester 3.8 miles
- Manningtree 5.5 miles
- Ipswich 16 miles
-

Nearby Stations

- Colchester - main line
- Manningtree - main line

Key Locations

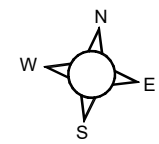
- Dedham
- The Sun Inn
- Sailing at Manningtree

Nearby Schools

- Ipswich School
- Colchester Grammar Schools
- Littlegarth
- Royal Hospital School, Holbrook







Floorplans

Main House internal area 4,183 sq ft (389 sq m)
 Carport internal area 683 sq ft (63 sq m)
 Outbuildings internal area 1,772 sq ft (165 sq m)
 Annexe internal area 377 sq ft (35 sq m)
 Total internal area 7,015 sq ft (652 sq m)
 For identification purposes only.

Directions

CO7 7RF

///what3words ///dividers.ivory.playing

General

Local Authority: Tendring District Council

Services: Mains water and electricity services are connected. It is heated by a mix of oil and electric heating. Compliant private drainage.

Mobile and Broadband: Our clients have 5G broadband with up to 80 MB of download speed.

Council Tax: Band G

EPC Rating: D

The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8639744/RIB

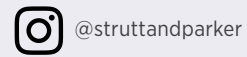
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

