



Country Village Living  
Fressingfield | Suffolk | IP21 5PH

FINE & COUNTRY

# WELCOME



This is a stunning 19th century dairy barn conversion with great accommodation set around a fabulous enclosed red brick courtyard. The countryside views are uninterrupted and provide a great backdrop for this wonderful home.

There is outline planning permission for four bedroomed self-contained holiday accommodation.

Countryside living with style.







# KEY FEATURES

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- Stunning Barn Conversion
- Fabulous Uninterrupted Countryside Views
- Very Versatile Accommodation
- Outline Planning Permission for 4 bed, Self-Contained Holiday Accommodation
- Wonderful Enclosed Courtyard
- Three Double Bedrooms and Two Bathrooms
- Excellent Farmhouse Kitchen Breakfast Room with Vaulted Ceiling
- Fine Sitting Room and Unique Orangery with Turkish Patterned Tiled floor

## Stepping Inside

Complete with original wooden beams, the first stage of the renovation project commenced in 2003. Historical features have been saved and lauded and one example is the original dairy milking parlour wall which still shows the initials of the milkmaids dated 1811.

'The renovation has been a labour of love over many years, sourcing local red bricks and roof tiles to complete the courtyard on the original footprint.'

The house features a large country kitchen. This is a fabulous room with oak islands and maple units. The skylights above the dining area add to the bright and airy feel in this grandiose room. There is direct access to the terrace. The underfloor heating is covered with quarry tiles demonstrating a wood effect. This is a place for conversation and cooking. There is a separate utility room and access to the hallway. There is a family bathroom including a roll top bath with claw feet and a smashing walk in large shower. Plenty of room in this bathroom.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















The sitting room is superb with Sanderson wallpaper, Swedish log burner and a solid oak farmhouse floor. Plenty of space to relax here. There is access to a fantastic orangery which has bi-fold doors on two sides which open out onto a decking area where there is a hot tub and loungers. The orangery has a vaulted ceiling and central heating so really is an all-year-round space. The views are amazing. 'The red brick orangery showcases uninterrupted views of the Suffolk countryside complete with stunning sunsets.'

There are three double bedrooms, one overlooks the decking, another overlooks the kitchen terrace. One has an en-suite with shower. It is one of the bedrooms that retains the original brick wall with the milkmaids initials carved in and it looks overlooks the rose garden. With features like this and the original roof structure and beams exposed from the original buildings you really do get a sense of a living history in the house.

#### Exploring the plot

Spoilt for space. The driveway gives you a feeling of privacy. There's space to manoeuvre vehicles and 'access to a garage that will house 6 cars. You access the house through an archway that leads to an inner courtyard. It is stunning in design and has specifically zoned areas; gravelled, kitchen garden, greenhouse, rose garden, a decking area and terraced patio. This is great place for entertaining and enjoying the sunshine.

The decking area with hot tub is great for your own private star gazing.'There are plenty of places to choose for taking in the glorious Suffolk countryside. 'There's a small viewing area overlooking the arable farmland where deer, hares and pheasants are seen regularly.'

The lawned area is perfect for games and relaxation.

The buildings form a U shape around the courtyard. Two sides currently house workshops, stores and a woodshed.



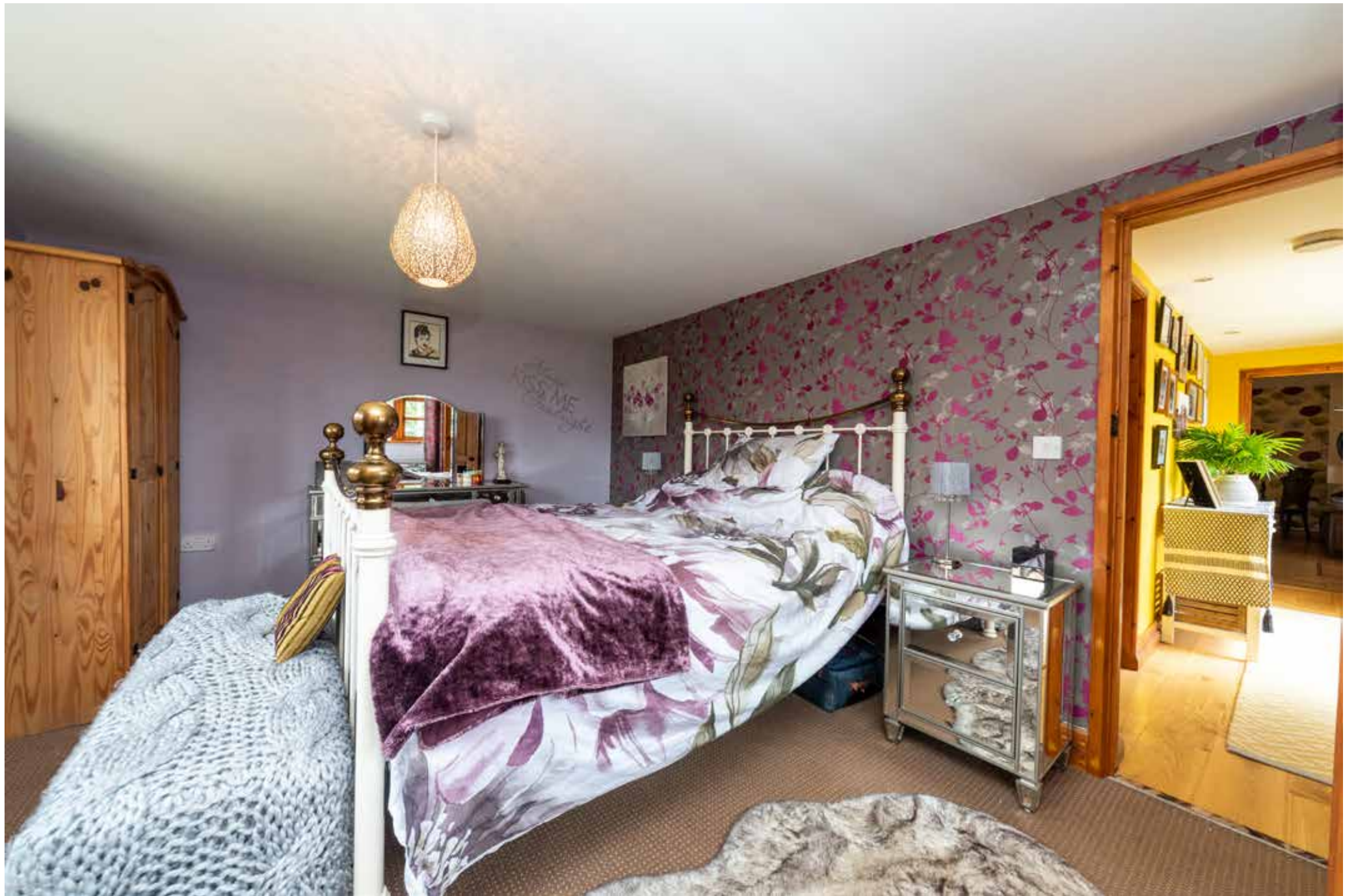














































# LOCATION

Fressingfield is a quiet Suffolk village but with much to do and much on offer. There is a village shop, medical centre, primary school, three churches and two fine public houses. There is a bowling green and Community Hall. 'There is so much to do and engage in here in this village. It is a village about and for the people who live here.' In nearby Stradbroke there is a swimming pool and fitness centre. The village sits in the middle of Suffolk countryside and with that comes all the beautiful walks around and through the area. The towns of Eye and Diss are a short distance away and the latter has a mainline station that connects Norwich with London in less than 2 hours.

Agents Notes:  
Tenure: Freehold  
Local Authority: Mid Suffolk District Council  
Services: Mains Water (shared supply)  
Mains Electricity,  
Private Drainage (Shared Treatment Plant)  
Oil Fired Central Heating.  
For more information on PP please contact the agent.

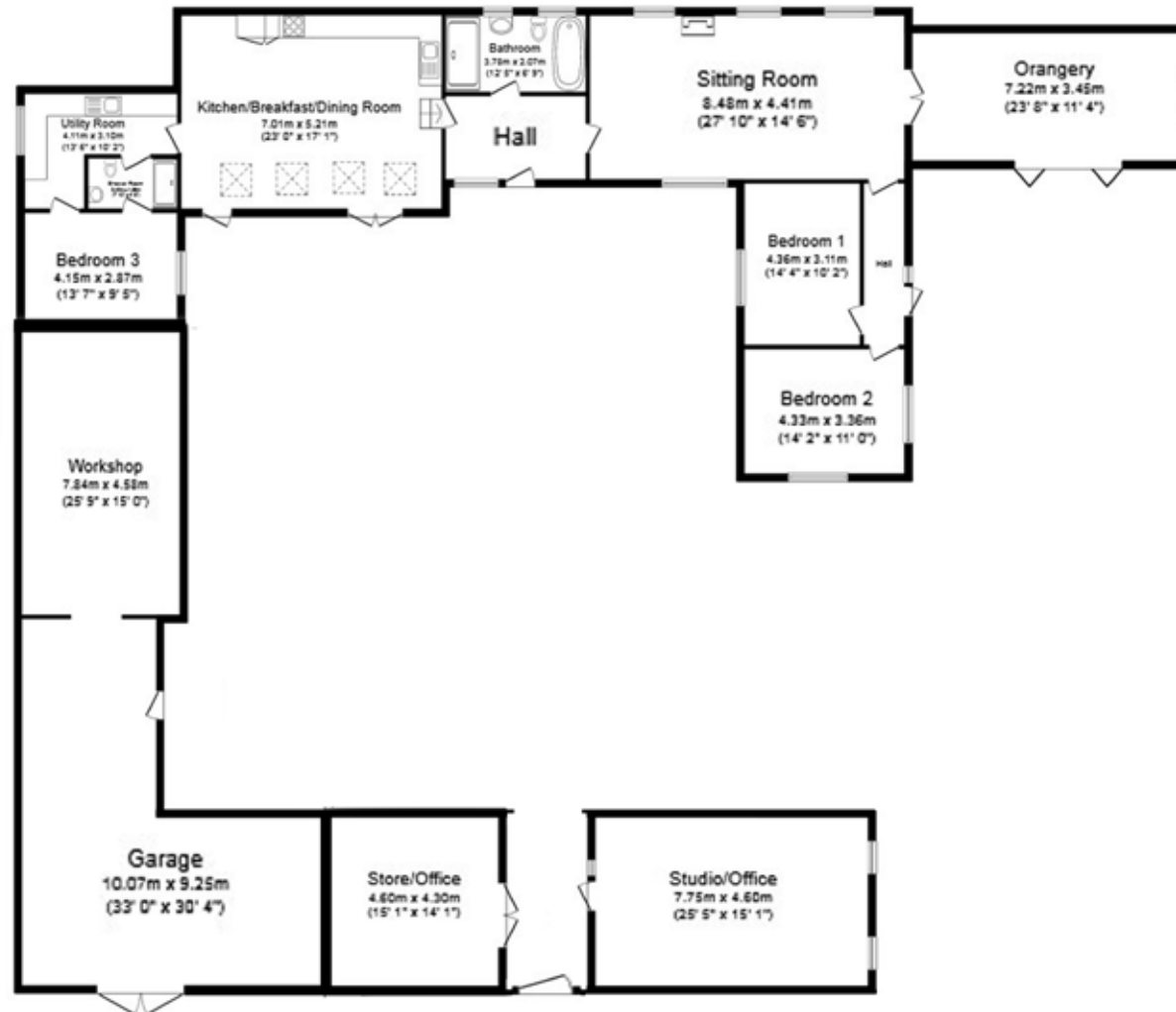
Directions: On entering the pretty village of Fressingfield follow the road past The Swan public house and The Fox and Goose. At the top of the hill take a right hand turn on the sharp left hand bend past the village shop. On the left hand side opposite the Village Medical Centre take the turning into Priory Road. Once in Priory Road bear right and follow the unmade road bearing right at the Weybread Woodcraft sign. The property can be found on the left hand side set well back from the road.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92  A
81-91	B		
69-80	C	69  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Property - DIS4192  
Approx. Internal Floor Area - 3573 Sq ft / 332 Sqm



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