

Pages Green, Wetheringsett, Stowmarket, IP14 5QA



**To Let  
Furnishing  
Optional  
£3,750 pcm**

**5** bedrooms  
**1** reception room  
**4** bathrooms



# Some details

This beautifully converted barn dating back to the 16th Century is located in Pages Green a secluded part of the tranquil village of Wetheringsett.

## Entrance hall

21' 3" x 5' 6" (6.48m x 1.68m) The Entrance Hall gives access to the downstairs cloakroom and utility cupboard to the side and has a window to the rear, to the right is then access in to the barn.

## Cloakroom

The downstairs cloakroom is accessed from the entrance hall and has a W/C and hand wash basin and there is a window to the front.

## Utility Cupboard

The large utility cupboard is accessed from the entrance hall and houses the oil fired boiler and underfloor heating pumps and has plumbing for a washing machine.

## Kitchen/breakfast room

18' 7" x 13' 7" (5.66m x 4.14m) The kitchen/breakfast room is of dual aspect and is to the front of the property, there is a fitted corner breakfast area as well as a range of worktop and cupboard space, there is also access to the garage. The kitchen is complete with an LPG gas range cooker, fridge/freezer, further under counter freezer, dishwasher, and butler sink.

## Dining area

18' 7" x 8' 7" (5.66m x 2.62m)

The dining area to the right of the living area is separated from the living area by exposed beams and has a window to the rear.

## Living area

26' 7" x 18' 7" (8.1m x 5.66m) The living area has double doors and floor to ceiling windows to both sides flooding the area with light, there are exposed beams all around and a stunning oak staircase which leads up to the mezzanine with its vaulted ceiling. This large space is separated with exposed beams and has a log burner to the rear in the lounge area and gives access to the rear hallway to the downstairs bedrooms.

## Rear Hallway



Fenn Wright are delighted to bring to market this sympathetically converted 16th century barn situated in a rural location in Pages Green a secluded part of the tranquil village of Wetheringsett. The barn sits beautifully within a plot of approximately one acre and is flanked by fields and a pond.



**GROSS INTERNAL AREA**  
 GROUND FLOOR: 1702 sq. ft, 158 m<sup>2</sup>, 1ST FLOOR: 974 sq. ft, 90 m<sup>2</sup>  
 EXCLUDED AREAS: , GARAGE: 282 sq. ft, 26 m<sup>2</sup>  
 TOTAL: 2676 sq. ft, 249 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The rear hallway is accessed from the living area and has a window to the side and gives access to both downstairs bedrooms.

#### **Bedroom one**

16' 9" x 12' 2" (5.11m x 3.71m) Bedroom one is to the rear on the ground floor and has a vaulted ceiling and double doors leading to its own patio and a window to the side, to the rear is access to the en-suite.

#### **Ensuite**

The en- suite to bedroom one has a window to the side and a three piece suite comprising of walk in shower, W/C, hand wash basin and heated towel rail.

#### **Bedroom two**

14' 10" x 12' 1" (4.52m x 3.68m) Bedroom two is also on the ground floor and has a window to the side and gives access to its on en-suite to the rear.

#### **Ensuite**





The en-suite to bedroom two has a window to the side and a three piece suite comprising of walk in shower, W/C and hand wash basin and heated towel rail.

#### **Landing**

27' 7" x 5' 2" (8.41m x 1.57m) The open landing or bridge is open to the mezzanine and benefits from the floor to ceiling windows and exposed beams leading up from the living area.

#### **Mezzanine**

18' 7" x 8' 9" (5.66m x 2.67m) The mezzanine is adjacent to the landing and is an open airy and bright space and gives access to bedroom three to the side.

#### **Bedroom three**

13' 7" x 13' 1" (4.14m x 3.99m) Bedroom three is upstairs to the front of the property and has velux windows and gives access to the en-suite to the side.

#### **Ensuite**

The en-suite to bedroom three has a velux window and a three piece suite comprising of walk in shower, W/C, hand wash basin and heated towel rail.

#### **Bedroom four**

13' 4" x 10' 06" (4.06m x 3.2m)  
Bedroom four is upstairs to the rear of the property and has a velux window and a window to the side, there is also a double fitted wardrobe.

#### **Bedroom five**

11' 5" x 11' 5" (3.48m x 3.48m) Bedroom five is upstairs to the rear of the property and has a velux window and window to the side, there is also a double fitted wardrobe.

#### **Bathroom**

11' 6" x 6' 3" (3.51m x 1.91m) The bathroom to the rear is used by bedrooms four and five and has a velux window and is complete with a four piece suite comprising of walk in shower, floor standing bath, W/C , hand wash basin and heated towel rail.

#### **Garage**

17' 1" x 16' 6" (5.21m x 5.03m) The double

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garage can be accessed from the kitchen/breakfast room and has a remote controlled electric up and over roller door.

#### **Letting Information**

The rent is exclusive of utilities and council tax.  
Minimum term: 12 months  
Deposit: £4326.92  
Availability: 13<sup>th</sup> January  
No Pets  
Non Smokers

#### **Holding Deposit**

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#### **Further information**

If you would like more information on this



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