



'Simply Stunning'  
Bacton, Stowmarket, Suffolk | IP14 4LJ

# WELCOME



This magnificent barn conversion is set on a large plot in a desirable rural village location and is being sold with no onward chain. The spacious family home boasts six bedrooms, five bathrooms/shower rooms, a fantastic cart lodge with gym, and a large home office. It also enjoys a wonderful kitchen/breakfast room. This gorgeous home beautifully marries modern conveniences and stylish design with charming character features.







- Stunning Barn Conversion
- Substantial Accommodation Throughout
- Six Sizeable Bedrooms
- Kitchen and most Bedrooms are Air Conditioned
- Five Bathrooms/Shower Rooms
- Fabulous Dining Hall
- Excellent Kitchen Breakfast Room with Granite Work Surfaces
- Cosy Sitting Room
- Cart Lodge, Gym and Large Home Office
- No Onward Chain

#### Step inside

There are not enough superlatives to describe this magnificent property. Presented to an exceptional standard, this home needs to be seen to be fully appreciated. The property offers versatile accommodation throughout measuring close to 5,000 sq ft and has remained true to its architectural origins while incorporating modern conveniences and tasteful design to create the ultimate, flexible family home.

This impressive barn is located behind a set of double gates at the end of a long, gravelled driveway and comprises a double-storey converted barn building and attached single-storey area.

The entrance to this home is nothing short of outstanding. On entering the property via large, double height glass doors you are met with a bespoke oak staircase ascending to the galleried landing of the first floor. Beautiful oak floors stretch out before you, while characterful exposed beams and tastefully revealed brick compete for your attention. The house has a fantastic open-plan design that really maximises the spaciousness of the lower level, allowing you to fully appreciate the vaulted ceilings and creating a wonderful flow to the property. The house also enjoys underfloor heating, which keeps it warm throughout the colder months.



\* 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.











To the right of the entrance is a spacious drawing room with a large, glass door providing an abundance of natural daylight and access to the outside of the property. The attractive oak flooring is continued throughout this area and the striking exposed brick, original beams and studwork add lots of character charm to this sizeable room. The current owners use the spacious area to the front of the staircase as a dining room. This area has a set of large, glass bi-fold doors that lead to the lovely courtyard and provide plenty of natural light into the space from the rear of the property.

A door from the dining room leads into a tastefully decorated cloakroom and a large room that could be used as a bedroom, snug, or playroom. This room has a set of double doors that lead out to the garden. A generous double aspect room is located on the opposite side of the dining room. This room, once again, lends itself to a variety of functions and would be ideal as a sitting room, snug, additional bedroom, or children's playroom.

The property comes with an enviable kitchen/diner. As with the rest of the property, character beams and exposed brick feature walls have been successfully exploited in this room which sit in wonderful juxtaposition with the extensive top-of-the-range cabinetry, granite worktops and high-end finish. A large central preparation island with cupboards beneath provide additional worktop space as well as room for four barstools, resulting in a lovely informal seating area. The island also benefits from an integrated induction hob, Neff extractor hood and wine cooler.

Additionally, the kitchen boasts a sink unit with mixer tap, and an integrated Neff eye-level double oven, coffee maker and microwave.

The kitchen provides access to the rooms in the single storey extension. In this part of the property, you will find a further cloakroom and a well-appointed utility room with stylish gloss units and plenty of space for a washing machine and tumble drier. The plant room can also be accessed from here which is where you will find the Blue Flame boiler and water softener unit.

Further down the hall is a large, beautifully decorated shower room that has been stylishly tiled. The room has a Villeroy & Boch hand basin, over-sink wall lighting, and a large shower cubicle with a rainfall shower.

The ground floor rooms are completed by a large double bedroom to the front of the property. This triple-aspect room also serves as an additional entrance to the garden.

Moving upstairs to the first floor of the barn and you are met by a vast landing area with a large double height window that floods the space with plenty of natural light. The current owners make good use of this area with occasional seating, and you can see why! The views from the window over the garden and trees beyond is nothing short of exquisite.











On this floor, there are three wonderfully generous double bedrooms, and you are spoilt for choice for the master bedroom, with two of the rooms boasting large, stylish, ensuite shower rooms with Villeroy & Boch fittings and heated towel rails. Two of the bedrooms have double-aspect windows, and bedroom three benefits from a useful fitted wardrobe. The rooms on this floor extend all the way to the rafters, and the dramatic vaulted ceilings allow you to really appreciate the sense of space that this creates.

To the right of the staircase is a large family bathroom with a luxurious deep, free-standing, oval bath and walk-in shower cubicle. This room, like the rest of the house, is beautifully decorated and features original exposed beams.

#### Step outside

The barn is reached at the end of a long, gravelled driveway which is fringed by post and rail fencing and a large area of lawn stretches to the gates of the property. Oak gates provide a grand entrance to the flagstone terrace courtyard located to the front of the house. The peaceful setting is somewhere that the advantages of rural living can truly be appreciated.

Worthy of note is the newly constructed double-storey cart lodge that not only provides useful covered parking but also comes with a fully equipped and roomy office space with lights, electricity, and plumbing. The office additionally benefits from its own kitchenette and cloakroom. This is the ideal 'work from home' space, allowing you to leave the office at the end of the day without having to make a long commute home! This space could also be used as a games/hobby room or as an annex, subject to the necessary planning permissions.

The space beneath the office has been converted into an air-conditioned home gym, with large glass bi-fold doors inviting plenty of natural light. The cart lodge also provides a secure garden storage area.

The property sits in the centre of a sizeable plot that is laid mostly to lawn, but which also features an expansive patio area, fringed by mature shrubs which provides a delightful space for outside entertaining. A wooden shed can also be found in the garden, providing additional storage space for furniture and other items. The garden equipped with a sprinkler system that uses rainwater collected in an underground water storage facility to water the lawned areas.







# STEP OUTSIDE

## The location

Bacton, in the heart of rural Mid Suffolk, is a village steeped in history, with settlement dating back to Roman times.

The village has a range of amenities including a village shop, pub, petrol station and car service station. At the centre of the village is the twelfth century church. The village also benefits from a GP surgery and a village primary school. The village hall hosts a variety of family events such as coffee mornings, craft fairs, exercise classes, and dances. Meetings of the local Brownies and Guides are also regularly held here.

Bacton is situated approximately five miles from Stowmarket where an extensive range of shops and amenities can be found. Stowmarket provides train connections to London Liverpool Street in only 1 hour and 20 minutes.

## Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band G  
Services: Mains Electricity & Water, Mains Drainage, OFCH with underfloor heating (with wireless remote control) – Air conditioning to the kitchen and most of the bedrooms. CAT 5 Wiring throughout the property. The property is also wired for PA/Sound System. There is a water harvesting system which provides irrigation for the garden.

Directions: What 3 Words Location - “limped, youths, massaged”

The property is located next door to the village health centre.



Property - DIS4316  
 Approx. Internal Floor Area - 4015 Sq ft / 373 Sqm  
 Approx. Internal Floor Area of Gym, Office & Storage - 786 Sq ft / 73 Sqm



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