



Mile End Barn  
Charles Tye | Ringshall | Suffolk | IP14 2HU

# BARN BEAUTIFUL



This beautifully renovated barn conversion sits on a large plot in a desirable village. The spacious family home has four large bedrooms, a fantastic kitchen/breakfast room and a large storage barn/workshop. This stunning property has been beautifully renovated with incredible attention to detail to create a dream home with an abundance of modern detailing while remaining true to the character of the property.



MILE END  
BARN

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# KEY FEATURES

- A Stunning Barn Conversion, meticulously Renovated with Exceptional Attention to Detail and Beautifully Presented
- Vast Open Living Space/Dining Hall
- Wonderful Sitting Room with Wood Burner
- Fabulous Kitchen Breakfast Room with Aga and Separate Utility
- Four/Five Bedrooms; Four Bath/Shower Rooms
- Principal Bedroom with Dressing Room and En-Suite
- Huge Storage Barn/Workshop
- The Grounds extend to around 1.2 acres
- The Accommodation extends to 3,024sq.ft
- Energy Rating: C

This property, presented to an exceptional standard, has a real wow factor that must be seen to be appreciated. It provides flexible accommodation throughout and has remained true to its architectural origins while incorporating tasteful design to create the ultimate family home. The current owners have worked hard to incorporate subtle, contemporary additions to the property, such as smart lighting and heating systems, controlled via an app, an internal vacuum system, 'anti steam' bathroom mirrors, and CAT 5 cabling. This magnificent Suffolk barn can be found at the end of a long, gravelled, tree-lined driveway in a wonderfully peaceful setting. The front of the property features a large glass façade that covers both floors.

## Step Inside

On entering the barn through a set of glass doors, you are drawn to the level of care that has been given during renovation. A staircase leads to the first-floor galleried landing. Beautiful limestone floors stretch out before you, while abundant oak beams draw your attention. The large entrance space flows into a dining area with a spectacular vaulted ceiling and double doors that open onto the patio. The house benefits from underfloor heating on both floors, which is supplied by an air-source heat pump and keeps the home warm and welcoming. To the right of the entrance is a spacious sitting room with engineered oak flooring and a fireplace with multi-fuel stove. As with the rest of the property, exposed beams characterise this lovely room. Moving through the sitting room, you will find a double-aspect reception room/bedroom 2 with ensuite bathroom. The bedroom is spacious and bright, with exposed brick walls and ceiling beams. This is a lovely room for visiting family and friends. The ensuite bathroom is tastefully decorated with a tiled floor and splashbacks. An over-the-bath rainfall shower sits above the full-sized bath and a large sink with storage completes this room.





# KEY FEATURES

Back in the main reception is access to a stunning kitchen/diner. This considerable space combines exposed beams with handmade top-of-the-line cabinetry and quartz worktops to create a stunning high-end look. A large central island with cupboards adds more worktop space as well as room for barstools. This wonderful room is bright and inviting, thanks to multiple windows and extensive spotlighting, and serves as the true heart of the home. "I love to spend time in this room," the owner explains, "it's a fantastic entertaining space." Other noteworthy features include an electric Aga, eye-catching herringbone tiling, and a ceramic double Belfast sink. The kitchen also includes an integrated dishwasher, refrigerator, microwave, and oven. Through the kitchen/dining room, there is access to a utility room with sink and cabinets, as well as an attractively decorated shower room with skylight, corner shower and a large, recessed mirror. The ground floor is completed by the office /bedroom 5, which is a well-proportioned double aspect room with built-in storage. Moving upstairs and you can really enjoy the dramatic vaulted ceiling of the main reception area. The first-floor rooms are located to either side of a glass panelled central walkway, created to take full advantage of the impressive open plan design of the reception space. To the left of the walkway is a stunning double aspect master bedroom. The room is bright, thanks in part to door-height windows which welcome in plenty of light. This lovely room features exposed beams and a much-desired walk-in wardrobe. A laundry chute, discreetly hidden within one of the cupboards, allows laundry to be conveniently dropped down to the utility room below. The master bedroom also benefits from a well-appointed ensuite shower room. Bedroom 4 is adjacent to the master bedroom. This is a charming, comfortable room with lovely views of the garden and pond. A further double bedroom with double aspect views of the garden is located across the galleried landing. A gorgeous family bathroom with a sumptuous freestanding bath, porcelain wooden floors, and a large sink can also be found on this floor.

## Step Outside

The barn is positioned at the end of a gravelled driveway which is fringed with mature trees. The tranquil setting allows the benefits of rural living to be fully appreciated. The barn is situated on a large plot of just over one acre, which is mostly lawn. A lovely pond attracts the attention of local wildlife. The plot includes a large storage barn with electricity and lighting, which the current owner uses for storage.

























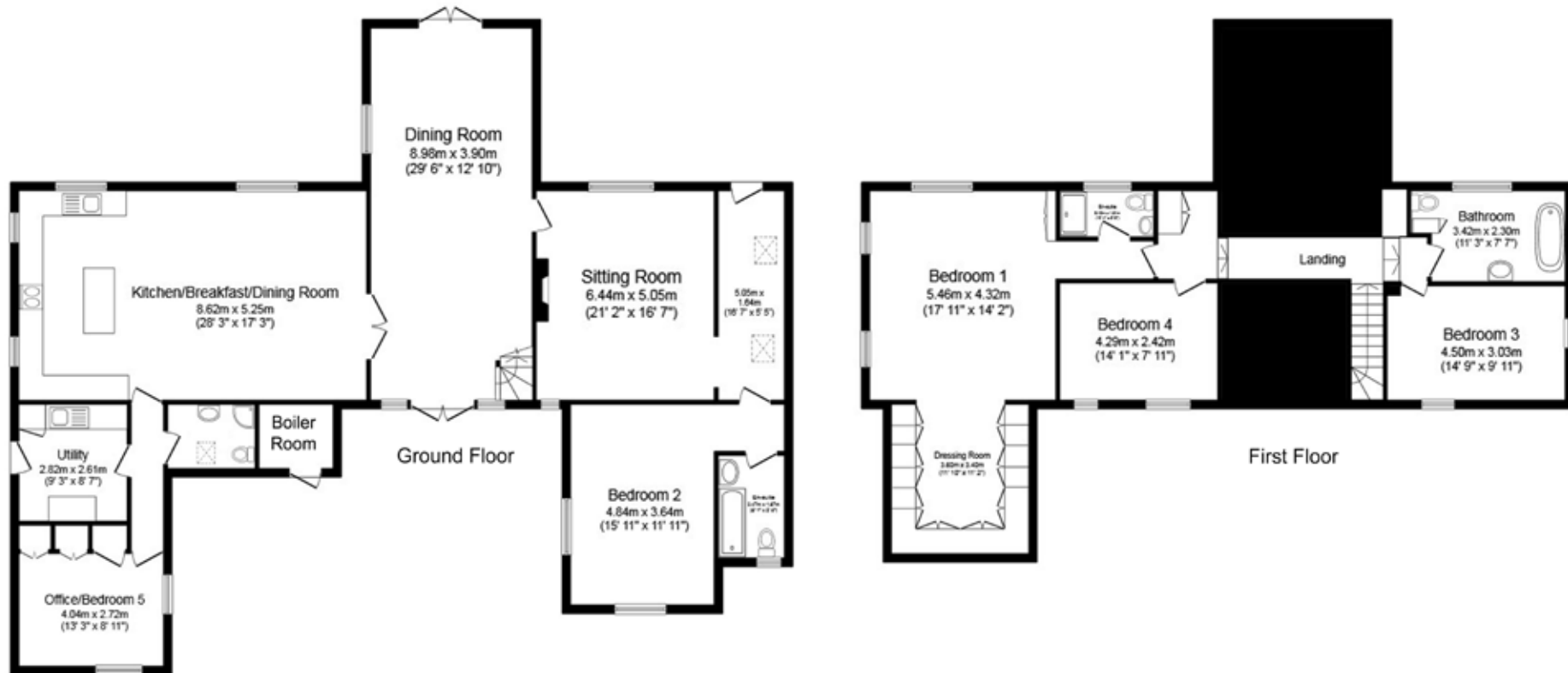








Property - DIS4328  
Approx. Internal Floor Area - 3024 Sq ft / 280.9 Sqm



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed

# INFORMATION

## On The Doorstep

The property is situated in the small village of Charles Tye. Although only populated with a handful of houses, there is a strong sense of community as the current owner explains. "The neighbours are friendly and there is a great sense of community. We often meet up to socialise."

## How Far Is It To?

Ringshall (c. 1.9 miles away) has a primary school that was recently rated Good by OFSTED. There is also a church and a village hall that hosts a variety of events. The award winning Bildeston Crown is just over three miles away. For more extensive amenities, Stowmarket is only 3 miles away and boasts many facilities including restaurants and supermarkets. Stowmarket Station has regular, direct train services into London that take an hour and twenty minutes as well as direct services to Norwich city.

## Directions

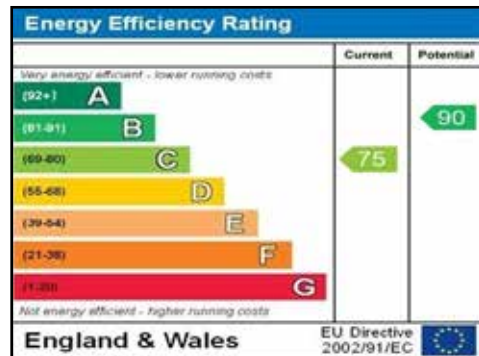
For those with Satellite Navigation the Postcode is IP14 2HU.

## What Three Words Location - respect, lightbulb, shares

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property location.

## Services, District Council and Tenure

Mains Electricity & Water, Private Drainage (Treatment Plant)  
Air Source Heat Pump – Underfloor Heating  
Mid Suffolk District Council – Council Tax Band E  
Freehold



Property - DIS4328  
Approx. Internal Floor Area of Workshop/ Store and Wood Shed - 3157 Sq ft /293.3 Sqm



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