

Bishops Grey Barn, Popes Green Lane, Layham, Ipswich, IP7 5FF



Freehold

Guide Price

£625,000

Subject to contract

Impressive and deceptively spacious barn conversion

4 bedrooms
Open plan living/dining/kitchen
and 2 bathrooms



Some details

General information

This contemporary barn conversion offers four spacious bedrooms as well as open-plan living accommodation with bi-folding doors on to the wrap round garden and surround by open countryside.

The accommodation begins with direct access into the open-plan living area. This stunning space is flooded with natural light from the floor-to-ceiling windows and two sets of bi-folding doors. This expansive room features a high curve ceiling and is separated into three distinct areas the living, dining and kitchen itself. The contemporary style kitchen is finished with sleek gloss units with a large worktop space and integrated appliances of an eye-level oven and eye-level microwave oven, electric hob and dishwasher. There is a double sink with mixer and an integrated hot tap within the island and breakfast bar. The utility room is located off the kitchen and has a door to the front garden, access to an additional WC as well as providing further storage space, sink and drainer along with plumbing for washing machine and tumble dryer.

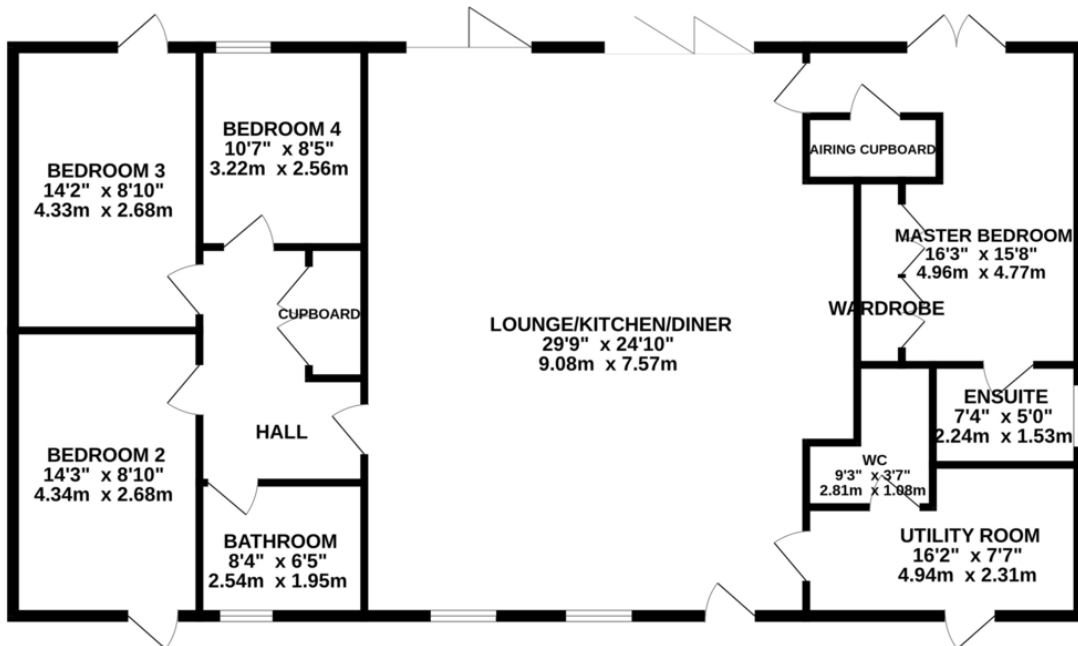
The principal bedroom benefits from French doors out to the garden and a luxurious en-suite shower room as well as an airing cupboard.

On the other side of the property is an inner hall which has a good size storage cupboard and provides access to the remaining bedrooms and family bathroom. Bedroom two is located to the front with bedroom three situated to the rear and both these bedrooms provide access to gardens. Bedroom four is another good size double and overlooks the rear garden. The accommodation concludes with the family bathroom featuring a stylish suite including a bath with power shower over, wash hand basin with storage and a wall mounted heated towel rail.



Set within this stunning rural position on the edge of the village of Layham is this unique detached barn conversion offering contemporary living.

GROUND FLOOR
1521 sq.ft. (141.3 sq.m.) approx.



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Open plan lounge/kitchen/dining room
29' 9" x 24' 10" (9.07m x 7.57m)

Utility room
16' 2" x 7' 7" (4.93m x 2.31m)

WC
9' 3" x 3' 7" (2.82m x 1.09m)

Bedroom one
16' 3" x 15' 8" (4.95m x 4.78m)

Ensuite
7' 4" x 5' (2.24m x 1.52m)

Inner hall

Bedroom two
14' 3" x 8' 10" (4.34m x 2.69m)

Bedroom three
14' 2" x 8' 10" (4.32m x 2.69m)

Bedroom four
10' 7" x 8' 5" (3.23m x 2.57m)

Bathroom
8' 4" x 6' 5" (2.54m x 1.96m)



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Particulars for Bishops Grey Barn, Popes Green Lane, Layham, Ipswich, IP7 5FF

Outside

The barn sits centrally within a wrap-round plot which commences with a sweeping shingle driveway providing parking for a number of vehicles. There are lawned areas, part of which the current owners have approved plans for a cartlodge and workshop.

To the rear the property offers an enclosed rear garden with an expanse of lawn which wraps round both sides of the property. There is a flagstone patio that can be accessed from the two sets of bi-folding doors from the living area which creates a fantastic entertaining space.

The old farm complex itself comprises of approximately 6 properties at various states of the redevelopment.

Location

The barn is located in small complex in a rural location set just outside the quiet village of Layham. The small town of Hadleigh is found just a few miles away offering a wide range of amenities including schooling, supermarket and a good selection of well-known high street stores in addition to tearooms, pubs and boutique stores.

The peaceful setting provides a number of countryside walks in the surrounding area where you can walk to nearby pubs.

Important information

Council Tax Band - E

Services - We understand that mains water and electricity are connected to the property. There is calor gas heating and drainage is via a domestic treatment plant that drains to a main sewer.

Tenure - Freehold

EPC rating - E

Our ref - SP

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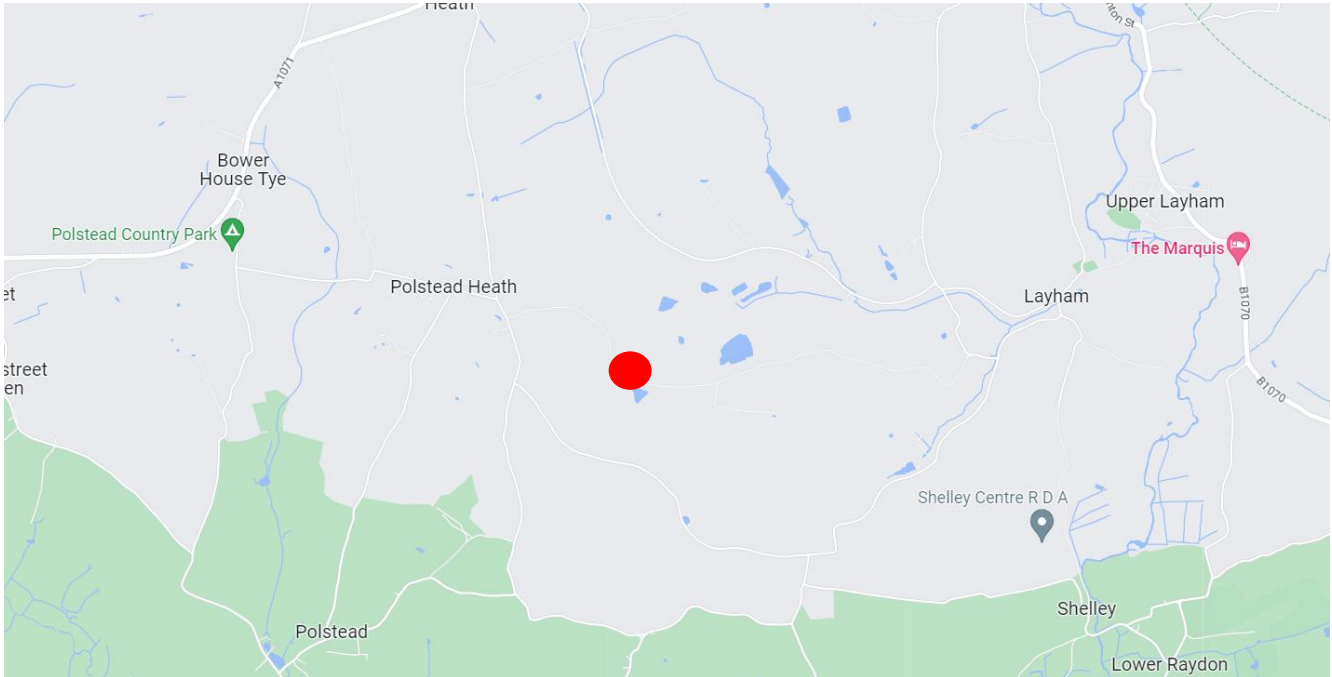
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01787 327 000.



Directions

Use the postcode as the point of origin. Follow the lane until you find the farm complex where the barn is located. For full directions please contact a member of our sales team on 01787 327000.

To find out more or book a viewing

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