



Barn Field House
The Street | Stoke Ash | Suffolk | IP23 7EW

LIVING THE DREAM



This enchanting four-bedroom cottage, with its butter-coloured walls and weathered oak doors under a neat, thatched roof, is perfection, pure and simple.

From its quiet village location set back from the road to its large gardens overlooking open fields behind, nothing detracts from the dreamlike quality of the place.

It comes with its own guesthouse, a one-bedroomed self-contained annexe in a stunning modern barn conversion.



KEY FEATURES

- An Excellent Grade II Listed Thatched Home with a Wonderful Detached One Bedroom Annexe
- Four Generous Bedrooms; Ground Floor Shower Room and First Floor Bathroom
- Three Reception Rooms and a Study/Office
- Farmhouse Style Kitchen/Breakfast Room
- The Property is Beautifully Presented Throughout and has had New Straw Thatch In 2019
- Character includes Exposed Beams, Fireplaces and Ledge and Brace Doors
- Landscaped Gardens include a Large Pond with Stunning Farmland Views; Garage and Plenty of Parking
- The Main Accommodation extends to 2,012sq.ft
- The Annexe and Garage extend to 970sq.ft
- EPC Exempt

This early 17th century farmhouse, Grade II listed and pretty as a picture, comes with an abundance of history and many period features – cottage doors with Suffolk latches, ancient fireplaces, gently undulating walls, and beams of course (what cottage is complete without?). But through clever use of colour and décor, and by exposing some, but not all, of the building's structure, its cottage attributes appeal and shine without dominating. It feels expansive, rather than poky, and even the smallest spaces appear light and airy. It's all about treatment and an eye for design, and this is one superbly presented cottage.

Character Aplenty

The generous sitting room is lit by double-aspect windows, natural wood mullions to the side and a pretty casement to the front. But the eye is drawn inwards towards the gigantic inglenook which is truly a stand-out specimen. A massive lintel supports the wide chimney breast, inside which is not just an open grate but also a bread oven, complete with iron door. Above the fireplace hangs the original baker's peel. Behind the sitting room is a smaller "snug", a bright room with views across the fields and a modern wood-burner in the corner. A dining room of similar size to the sitting room shares the chimney breast, in which is housed another wood-burner. There's plenty of room for a large table – it's a lovely cosy place to entertain guests. Off here is a home office and a shower room.





KEY FEATURES

Fresh And Airy

A nod to the kitchen designer! This is a wonderful open area in which to prepare food and entertain guests. The cabinetry is of special note, in natural oak with beautiful detailing especially around the range cooker in the chimney breast and around the fridge-freezer. A white ceiling slopes gently out of sight and you almost feel as if you're outside. Distant views from the window over the sink will make doing the dishes a joyful prospect. It's altogether an uplifting space. The narrow cottage stairs and the diminutive landing are helped enormously by white walls and sisal carpets giving a fresh and airy feel. Three decent sized bedrooms (two doubles, one single) have lovely country views. Major beams are left natural while others are whitewashed, cleverly lifting the ceilings while retaining the cottage atmosphere. A pretty bathroom furnished with a period suite sits under the eaves. Up on the second floor is a bright attic bedroom, white with attractive exposed beams and excellent under-eaves storage. It would make a wonderful work-from-home space.

Clever Conversion

Across the drive is the annexe, converted by the owners from a former stable block. It retains the farm-building vernacular – black render under a pantile roof. Latterly, it's been used as a "Granny Annexe" for an elderly parent – but it would make excellent guest quarters which might provide income as a holiday let. It comprises a spacious sitting room (nearly 200 square foot) with structural beams supporting a vaulted ceiling. This room gives onto a conservatory which is sheltered by the annexe on two sides. It's a wonderful place from where to watch wildlife in the garden – hares and deer, as well as birds nesting on the large natural pond, formed when clay was dug out to build the stable block in the mid-nineteenth century. The annexe also contains a fully fitted kitchen with room for a table and chairs, a shower room and a double bedroom.

Field Views

Much work has been put into this pretty English cottage garden which will be a joy to future owners. Being wide open to the fields behind means plenty of light. There is always a place to catch the sun – up by the house for morning coffee where there are two small terraces and from where the owners like to watch buzzards gliding on the thermals – or down at the end of the garden where the last of the evening rays fall and which has been the site of many happy family barbecues. The annexe garden is separated from that of the main house by an unobtrusive fence, meaning the two residences are private while still connected. Another large lawn at the front of the house features some mature trees and a pretty topiary garden. Also in the grounds are a shed and woodstore.





















THE ANNEXE









INFORMATION



On The Doorstep

Stoke Ash is a lively country village, there's always something going on at the village hall or the church. It's a rural community, but one with surprisingly good connections, one of the reasons the owners chose to move here 22 years ago, whether by road, rail or fast fibre broadband. The A140 artery between Ipswich and Norwich is only a few minutes drive away while Diss, with fast and frequent rail connections to London, Norwich and Cambridge, is six miles away. Historic Bury St Edmunds with its cathedral, shopping and dining is half an hour by car. There are many beautiful walks from the garden gate ("you can walk for miles and not see anyone"), and three pubs in walking distance – The White Horse on the A140 nearby, The Black Horse in Thorndon or The Four Horseshoes in Thornham Magna.

Directions

Proceed from Diss along the A140 in a southerly direction towards Stowmarket. Pass the White Horse Public House and take the second left hand turn signposted Stoke Ash onto Roman Way. Follow this road around to the right onto The Street. The property will be found at the other end of the village, a short distance from the junction with The Street and Deadmans Lane

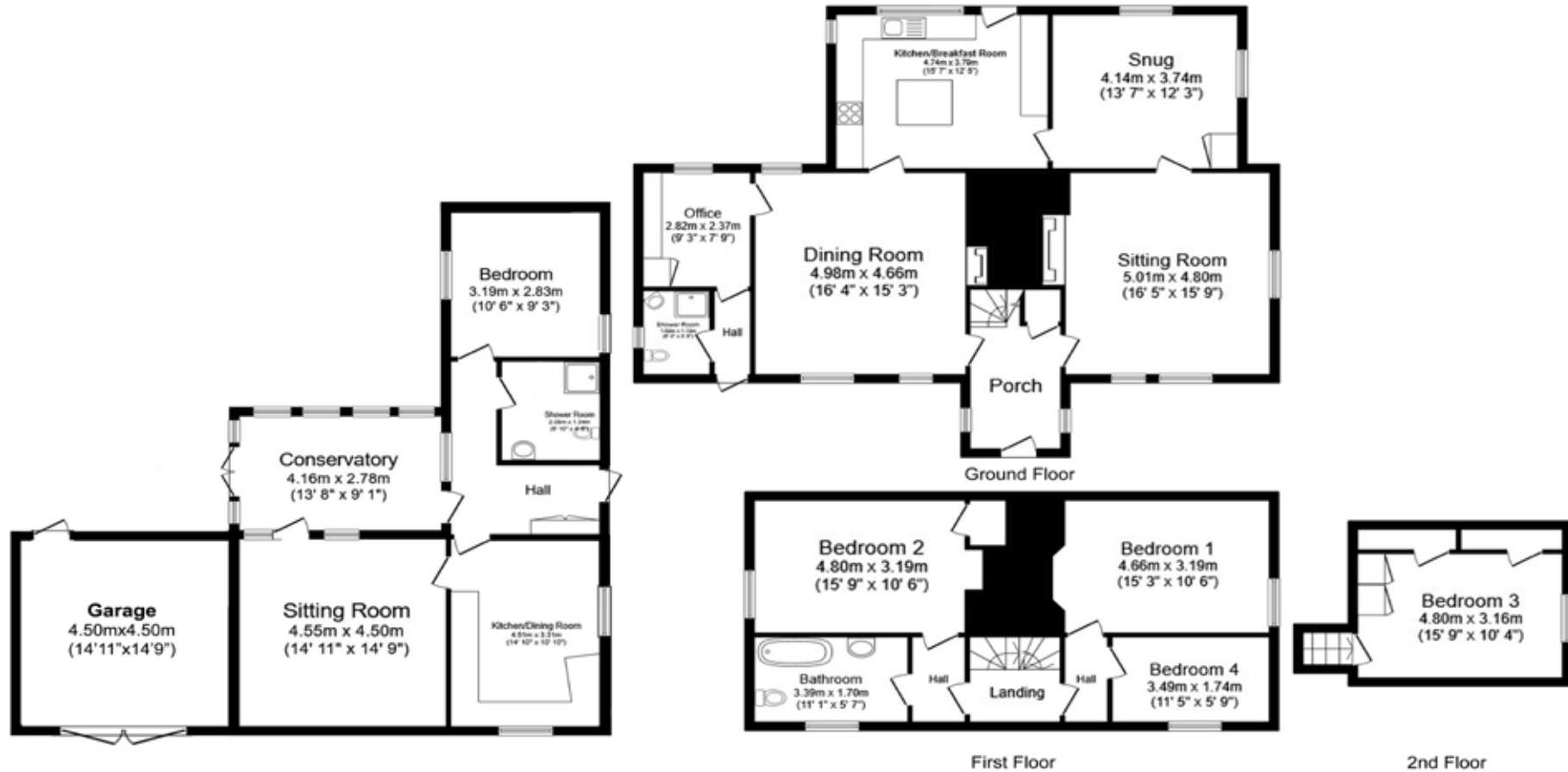
What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [grazed](#), [powder](#), [grub](#)

Services, District Council and Tenure

Oil Central Heating, Mains Electricity, Water & Drainage
Main House LPG for Hob (Annexe has its own Separate Boiler)
Mid Suffolk District Council – Council Tax Band F
Freehold

Property - DIS4363
Approx. Internal Floor Area - 2012 Sq ft / 187 Sqm
Approx. Internal Floor Area of Annex & Garage - 970.9 Sq ft / 90.2 Sqm



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