



Manor Farm Barn  
Fressingfield Road | Stradbroke | Suffolk | IP21 5NJ

# MAGNIFICENT CONVERSION



This splendid 16th century barn conversion is set in extensive grounds of four acres in a desirable rural village location .  
It boasts seven bedrooms, two ensuites and a generous family bathroom,  
as well as a central courtyard and a five bay cart lodge and workshops.  
This gorgeous barn beautifully unites modern convenience and stylish design with beautiful character features,  
to create a large family home of the highest calibre.







# KEY FEATURES

- A Stunning 16th Century Grade II Listed Barn Conversion in Wonderful Grounds extending to around 4 acres
- Seven Bedrooms; Five Ground Floor Bedrooms; Two First Floor Bedrooms
- Dressing Room; Two En-Suites and Large Family Bathroom
- Fabulous Fitted Aga Kitchen with Built-In Appliances; Pantry and Utility
- Spacious Drawing Room; Sitting Room; Dining Room and Study/Gym
- Extensive Lawns/Pasture Land, Ponds and Charming Large Central Courtyard
- Five Bay Cart Lodge and Large Workshops
- The Accommodation extends to 4,614sq.ft
- Energy Rating: D

Presented to an exceptional standard, this spectacular home needs to be seen to be fully appreciated. The property offers flexible living, with generously proportioned rooms and over 4600 sq.ft of accommodation. Architecturally it has remained true to its origins, with many original features on display throughout the property - including exposed beams, rafters, and brickwork.

## Stylish Design

The property is beautifully decorated throughout and has been stylishly designed to maximise the natural light and space of the property while incorporating modern touches to create the ultimate family home. The ground floor now has networked underfloor heating that is digitally controlled and zoned thanks to recent heating system upgrades made by the current owners. The property is arranged around a central courtyard, which is visible from most of the surrounding rooms. Every corner of this delightful home has been thoughtfully designed to create a harmonious and inviting atmosphere.

## Spacious and Light

A large open plan drawing room is undisputedly the heart of this home and is certainly one of the most visually impactful rooms. Beautiful honey wood flooring is found under foot, while wonderful beams stretch up to the vaulted ceiling, drawing your eyes upwards and showcasing the magnificent height of the space. A large floor to ceiling window allows plenty of light to flood the room. A further feature of this space is the modern woodburning stove which provides a cosy focal point. From this room, two separate staircases lead to the first-floor bedrooms. Adjoining the drawing room is an impressive dining room, separated by glass panels which emphasise the feeling of openness and space between the two rooms. This room is impressively large, with tiled flooring and plenty of space for large furniture items.

## Cooking Up A Storm

The kitchen is nothing short of a cook's dream! It harmoniously combines the rustic charm of exposed beams and rafters with top-of-the-range cabinetry, appliances, and stunning granite worktops, resulting in a luxurious room that seamlessly integrates with the character of the property and provides an outstanding space for entertaining. A central island with room for bar stool seating offers a perfect spot to perch for family chats while preparing meals. The kitchen comes equipped with four integrated ovens, an AGA, two dishwashers and two combination microwaves in addition to a wonderful kitchen storage pantry. To the end of the kitchen is a short hall which leads to the utility room which also has a WC and an office / bedroom









# KEY FEATURES

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## Flexible Accommodation

Moving back into the drawing room to explore the other side of the property and you will discover a generous reception room. Such is the flexibility of this property, this room could lend itself to a multitude of uses, including a TV room or playroom. There is also access to the garden from this room. It is easy to see how this property could benefit someone looking for a multi-generational home, as it offers plenty of scope to purpose the large rooms for the needs of a young adult or older family member.

## Bedrooms Galore!

Four of the property's seven bedrooms are located along the hallway to the east of the barn. The first bedroom, which is positioned at the end of the hallway, has a convenient dressing room area and an elegantly decorated ensuite shower room with a double sink and a spacious shower. With the proper planning permission, a second room off the dressing room - currently used as a studio - could be easily converted into a walk-in wardrobe. From this room, double doors open into the sizeable gardens. A recently updated bathroom suite with a free-standing bath is also featured in the second bedroom's own fully tiled ensuite. Two further bedrooms and a luxurious family bathroom are also located along this hallway. The family bathroom has been fitted with a sumptuous free-standing bath and a large shower cubicle with rainfall shower. The two further double bedrooms along the hall are spacious, bright, and well decorated - each with a continuation of the exposed beams found throughout the rest of this remarkable home. Two large first floor bedrooms can be reached via separate staircases from the drawing room. Both bedrooms are bright and spacious, with exposed beams and dramatic vaulted ceilings creating a wonderful sense of drama in these rooms.

## The Outside

The sizeable inside space offered by this property is matched only by the space it enjoys outside. This magnificent home offers plenty of outdoor space and opportunities for equestrian activities with grounds that cover approximately four acres and enclosed by post and rail fencing. Hedgerows protect the privacy of the property, which is situated along a peaceful country lane. The property's grounds include sizeable lawns and acres of pastureland that is ideal for grazing and is surrounded by mature bushes and shrubs. Two enclosed ponds serve as a magnet for birds and other local wildlife. The barn is arranged around a paved courtyard, which is the ideal space for your patio furniture and any decorative pots you choose to display. "We have four patio areas we can enjoy which allow us to follow the sun when we are sat outside and a productive fruit/veg area" The property also has a large five bay cart lodge with two large capacity 22kw car charging points. There is also a machine store / tool room with separate storage, providing scope for renovation or home business use (subject to the required planning permissions).





















































# INFORMATION

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## On The Doorstep

The popular village of Stradbroke boasts many shops and amenities including two pubs, several shops, a library, a community centre, a GP surgery, a swimming pool and a gym. There is also a large playing field, three tennis courts and two bowling greens. Stradbroke also has its own primary school and a high school, additionally, the village benefits from a fitness track and some 12 miles of public footpaths to explore.

## How Far Is It To

Stradbroke is located midway between Norwich and Ipswich and within easy driving distance of the Suffolk coastal towns of Southwold and Aldeburgh. The property is equidistant from the market towns of Framlingham and Diss (both approximately 8 miles). Both towns offer a range of shops and amenities with the latter providing a direct train service into London Liverpool Street in 90 minutes.

## Directions

From Diss, Head south on Mere St towards Park Rd/A1066 -Turn left onto Park Rd/A1066 -Go through 2 roundabouts. Turn right onto Stuston Rd/B1077. At the roundabout, take the 1st exit onto A143. At the next roundabout, take the 2nd exit and stay on A143. Turn right onto Low Rd. Turn left onto B1118. Turn left onto Green St/B1118. Continue to follow B1118. Turn left onto Rattlerow Hill. Turn right at Stradbroke Rd Arrive at Stradbroke, Eye IP21 5NJ. The property will be found on the left hand side, look for brick pillars and double wooden farm gates.

## 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 - [palm.stalemate.darling](https://palm.stalemate.darling)

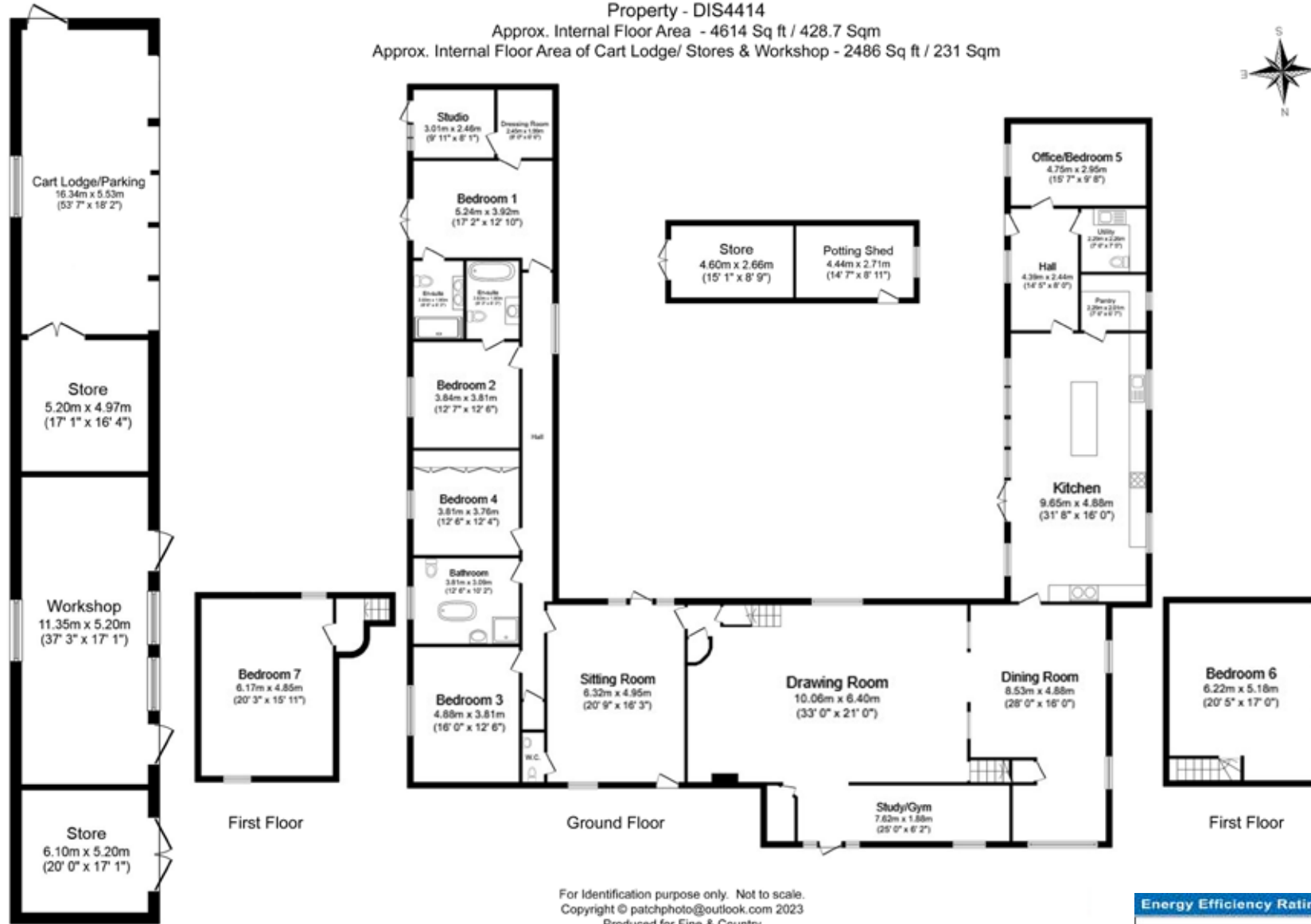
## Services, District Council and Tenure

Bulk LPG for Heating, Mains Water, Private Drainage via Treatment Plant Superfast Broadband

Mid Suffolk District Council – Council Tax Band G

Freehold

Property - DIS4414  
 Approx. Internal Floor Area - 4614 Sq ft / 428.7 Sqm  
 Approx. Internal Floor Area of Cart Lodge/ Stores & Workshop - 2486 Sq ft / 231 Sqm



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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