



'Super Barn Style Home'
Haughley, Stowmarket, Suffolk | IP14 3PW

WELCOME



If you love the barn conversion style and are looking to be in a great village location then this will fit the bill perfectly. With three bedrooms, two bathrooms and one voluminous reception room, all the attributes of the modern barn are here, yet at a much more manageable size and with a maintenance-free garden too.







- Superb Barn Style Modern Home
- Excellent Open Plan Living Space and Kitchen
- Three Generous Bedrooms - Two Down One Up
- Family Bathroom and Ensuite
- Useful Utility Room/Boot Room
- Home Office / Gym
- Off Road Parking for Several Vehicles
- Close to Pretty Village Centre
- Good Access to Stowmarket and Bury St Edmunds

What you see is not necessarily what you get! Built just a few years ago on the footprint of a former agricultural building, this exterior of classic black boarding under pantiles is somewhat misleading. Step inside and discover a very modern space, ideally set up for low-maintenance and energy-efficient 21st century living.

The main entrance brings you into a central point with sleeping quarters and bathrooms to your left and living areas to your right, a tidy and practical division. Turn right to the huge L-shaped living room where light pours in through five large Velux windows and five south-west facing bi-fold doors. This is a glorious space – minimal, authentic, sleek – with plenty of room for a large seating area, a dining table and a generous modern Neptune Kitchen made from solid oak & sustainable natural products. Overhead, two impressive architectural oak trusses support the vaulted ceilings. Underfoot, smart stone flooring in a pale neutral colour enhances the lateral dimensions. A slick modern wood-burning stove will make a cosy focus on colder days though, as the owners say, “the house is so well insulated, we rarely need to light it”.



* 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.









The kitchen has been cleverly arranged so as not to dominate while still providing everything required. This is a thoroughly modern space, save only for good old-fashioned gas on the hob – a favourite of keen cooks. Units in modern shades of grey topped with glossy white counters run along two walls in an L-shape echoed by the kitchen island, the return of which is filled with a quarter round table. This is an unusual, attractive and clever design which allows guests to sit over a glass of wine while you prepare dinner.

The long run of bi-fold doors opens directly to the terrace, perfectly placed for eating outdoors in very easy reach of the kitchen.

At the other end of the building are two bedrooms, two bathrooms, a large utility and stairs leading to the third bedroom in the loft. The vaulted ceilings, skylights and exposed structural beams continue here, and the sense of space is facilitated by well-planned storage. Off the master bedroom, a walk-in wardrobe with built-in drawers and shelving helps keep visual clutter out of sight. The second bedroom, meanwhile, is helped by a run of built-in wardrobes, while further storage can be found under the stairs.

The main bathroom is a luxurious space finished in pale stone with feature shelving, shower stall, a free-standing bath and twin sinks all in a pleasing egg-shape.

Cool and relaxing – this is a room where unwinding at the end of the day will come naturally. A second shower room down the hall will alleviate morning bathroom crunches.

With two bedrooms and bathrooms downstairs, this property would suit single storey living. Upstairs, meanwhile, is a third bedroom currently in use as a home office, though there's room for a sofa too. Like the bedrooms downstairs, this room is carpeted for comfort.

A separate garden room was recently installed. It's well insulated and fully powered. Currently in use as a home gym, it would also make a perfect home office out of earshot from family distractions.

The garden gets sunshine all day long. Courtyard-like, it's entirely paved, meaning it's almost totally maintenance-free. It's also entirely dog-proof. A hot tub will soak away the day's stresses in no time – a wonderful spot to enjoy a glass of wine and look at the stars.

As the owners say, "we love Haughley – everything we need on a daily basis is here in the village". A large and well set up village, there is a small supermarket, The Kings Arms pub serving seasonal and local home-made food, and Palmers Bakery established around 1750 and run by the Palmer family since 1869.





STEP OUTSIDE

There is also a primary school, a post office and a village hall with regular activities like the theatrical club, Tai Chi classes and meetings of the WI.

Haughley Castle, one of the finest motte and bailey earthworks in the country, is a short stroll away – one of many country walks from the front door. Wider connectivity is good. Stowmarket with GP surgery, shopping, theatre and regular mainline connections to Liverpool Street is but two miles away.

Agents Notes

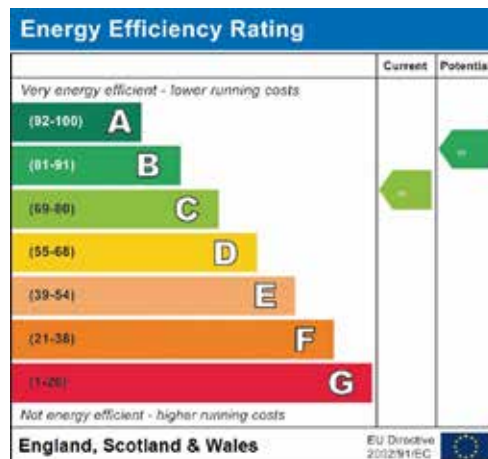
Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band D

Services: Mains Electricity, Water, Drainage and Gas – Gas central heating with underfloor heating throughout and radiators to the first floor.

Directions: On entering the village of Haughley from the Bury St Edmunds side proceed across the village green and take a left hand turn onto Station Road. The property will be found at the top of the incline in the right hand side just before the turning for Harvest Close.

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 - [///joints.tempting.fears](http://joints.tempting.fears)





Total area: approx. 123.2 sq. metres (1325.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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