



'Peaceful Countryside Living'  
Mendlesham Green, Suffolk | IP14 5RE

FINE & COUNTRY

# WELCOME



Stunning barn conversion, set in a pretty rural Suffolk hamlet yet within easy reach of the many amenities of Stowmarket. The property benefits from three bedrooms and a separate one-bedroom annexe - perfect for holiday rentals or multi-generational living arrangement. The property also offers a gorgeous kitchen, double garage / workshop as well as picturesque views of the surrounding countryside.







- A beautiful three bedroom Character Property
- Separate one bedroom annexe with garden
- A large and social bespoke kitchen dining area
- Generous living room with wood burner
- Scenic views of the surrounding countryside
- Beautifully kept garden with a suntrap patio area.
- Double Garage, Workshop and parking for multiple cars
- Quiet rural location
- No onward Chain
- An exceptional country property

This characterful 18th century barn conversion boasts plenty of flexibility, allowing you to tailor the space to your needs. Additionally, the property features a well-appointed, one bedroom annexe that opens further possibilities. The current owners rent the annexe to holiday-makers but the comfortable space also caters to the prospect of accommodating a family member.

The charm of the original barn is still very much evident in every room, with exposed beams throughout as well as the original hayloft access in the sitting room. The property has been significantly improved and updated since the current owners purchased the property five years ago with updates including complete re-wiring, new plumbing and the installation of a stunning new kitchen and bathroom. Additionally, some rooms have been strategically repositioned to create a more harmonious, open and practical layout and enabling the creation of a utility room.

The striking kitchen / dining room is a lovely space, with key features including a high, vaulted ceiling, exposed brick end wall and a raised dining area with glass balustrade. Floor to ceiling windows flank one side of the room, flooding the kitchen with plenty of natural light. On a practical front, there is lots of storage offered by the abundant hand crafted, Shaker-style olive green units that line two of the walls. The painted units are complemented by a run of wooden worktops and a contrasting island unit with composite granite countertop. An integrated dishwasher and induction hob and oven will be remaining with the kitchen. The current owners have also installed underfloor heating to this area of the property.



\* 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 Annexe







The raised dining area offers a charming area to sit and enjoy a meal with views of the adjoining paddock through the glass sliding doors. This space is perfect for entertaining, with direct access onto the patio area. "We tend to use this area in the morning" explains the current owner, "as it's a lovely sunny space from which to enjoy the garden." Generous storage space can be found in the adjoining utility room, which has been fitted with a range of matching units and provides access to the garden.

Moving through the kitchen towards the sitting room is a newly glazed corridor, where underfloor heating has been continued. This thoughtfully designed corridor not only offers views of the pretty courtyard but also serves as a functional area. The current owners have utilised a corner of the corridor, transforming it into a home office space. From here, stairs rise to the first floor.

The large sitting room is currently set up to accommodate a formal dining area. The room is bright, thanks to its double aspect, with outside access and a large floor to ceiling window. Exposed beams traverse the ceiling and walls, their weathered surfaces creating a rustic charm that is further enhanced by the room's woodburning stove.

There is a well-proportioned bedroom with ensuite shower room on the ground floor. Although currently arranged as a bedroom, this space has the flexibility to re-purpose as a study or downstairs playroom/snug.

The first floor boasts two good sized bedrooms and a family bathroom. The landing space on the first floor is generous and bright, with large roof light windows flooding the space with natural light. The current owners have made good use of this area as a reading nook,

but the space would work equally well as a study area. The stylish family bathroom has been fitted with a freestanding bath and corner shower and features the exposed beams found throughout the rest of the property.

Although adjoining the property, the annexe is not accessible from within the main house, which ensures maximum privacy for both parts of the property. The front door of the annexe opens into an open plan sitting room / kitchen / diner. Double doors lead from here onto the patio area. The annexe is tastefully decorated and centrally heated with a fully fitted kitchen which includes a dishwasher and washing machine. There is an area of hardstanding directly outside the annexe for parking - making it perfect for holiday rentals, visiting guests or a full-time home for a family member. A double bedroom completes this part of the property. We are informed that the annexe also has consent for Long Term Lets.

Nestled within a generous plot abutting picturesque farmland, this character barn sits behind a mature hedge which shelters the property and plot from the quiet lane. A long gravel driveway leads past a lawned front garden to the house and annexe. The driveway continues past the property to the useful double garage / workshop at the rear of the garden which has been fitted with electrics and lighting.

There is lots on offer for the keen gardener here. With three vegetable beds and mature trees and shrubs throughout the plot. There are two patio areas, "perfect for following the sun" explains the current owner.





# STEP OUTSIDE

The hamlet of Mendlesham Green is located approximately 1.5 miles from Mendlesham where there is a post office, village pub, primary school, GP surgery and shop.

The village of Stowupland (5 miles) offers a range of amenities including a High School, petrol station, post office, two butchers, a takeaway and two pubs. The market town of Stowmarket (5 miles southwest) provides further features including supermarkets, shops, restaurants, a sports centre and a cinema as well as direct rail services into London (80 minutes) and Norwich (30 minutes).

Agents Notes

Tenure: Freehold

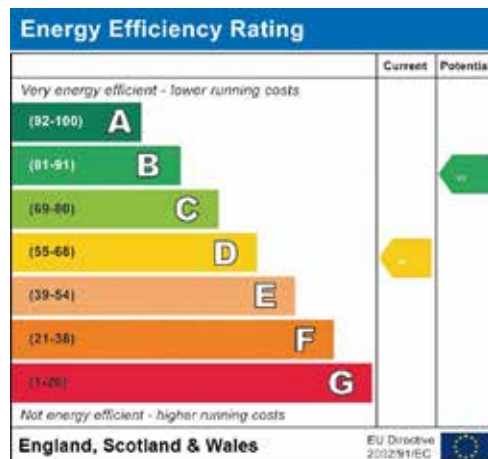
Local Authority: Mid Suffolk District Council – Main House, Band E. Annexe Band A.

Services: Mains Electricity, Water & Drainage, OFCH.

Broadband: Fibre Broadband.

Directions: From Diss head south on the A140 until you take a right towards Mendlesham. Go into Mendlesham and then take the old station road south towards Mendlesham Green. As you approach Mendlesham green the house is on the right.

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 : [///tastier.eternally.broadcast](http://tastier.eternally.broadcast)





Total area: approx. 280.1 sq. metres (3014.6 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, omissions, 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 PlanIt.



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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

