



Poplar Hall Barn A

Freehold Guide Price £ 750,000

Low Road | Debenham | Suffolk | IP14 6BS

FINE & COUNTRY

Poplar Hall Barn A



A splendid opportunity to acquire an amazing four bedroomed, semi detached barn occupying an enviable hill top location within a hamlet of just five properties.

Poplar Hall Barn "A" has just received full planning consent (previously part of one large property - Poplar Hall Barn) to become a new separate title as a 4 bed semi-detached Barn. Please see drawings/plans - Mid Suffolk - DC/23/03887.

This south facing barn occupies a prime location overlooking open rolling countryside. It is approached via a long private driveway leading up to a five bar gate. There is a shingled parking area for up to 10 cars with adjacent open lawns. Large Two Bay Cartlodge.

Large neatly lawned gardens interspersed with a variety of fruit/silver birch/flowering cherry/ornamental trees - approaching half an acre plot with absolutely stunning views to all aspects. Just must be seen.

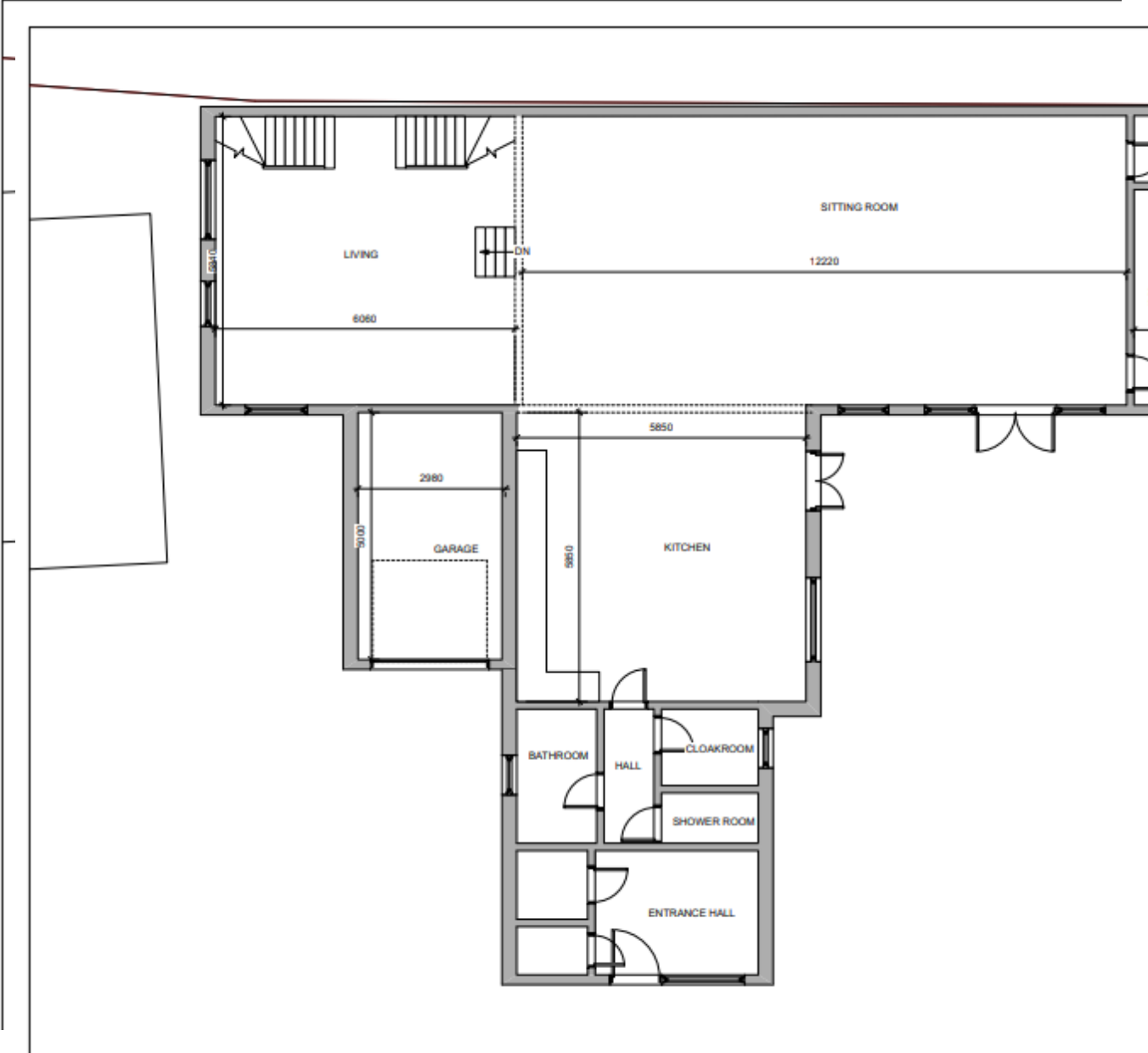
Summary of Accommodation

Fully Glazed Reception Hall, Shower Room, Cloakroom, Family Bathroom, Kitchen/ Breakfast - Living Room with heavily timbered vaulted ceilings, Large Master Bedroom with New En Suite, Bedroom Two with Dressing Room and en Suite, Two further Double Bedrooms on First Floor, Bathroom, En Suite Shower Room.

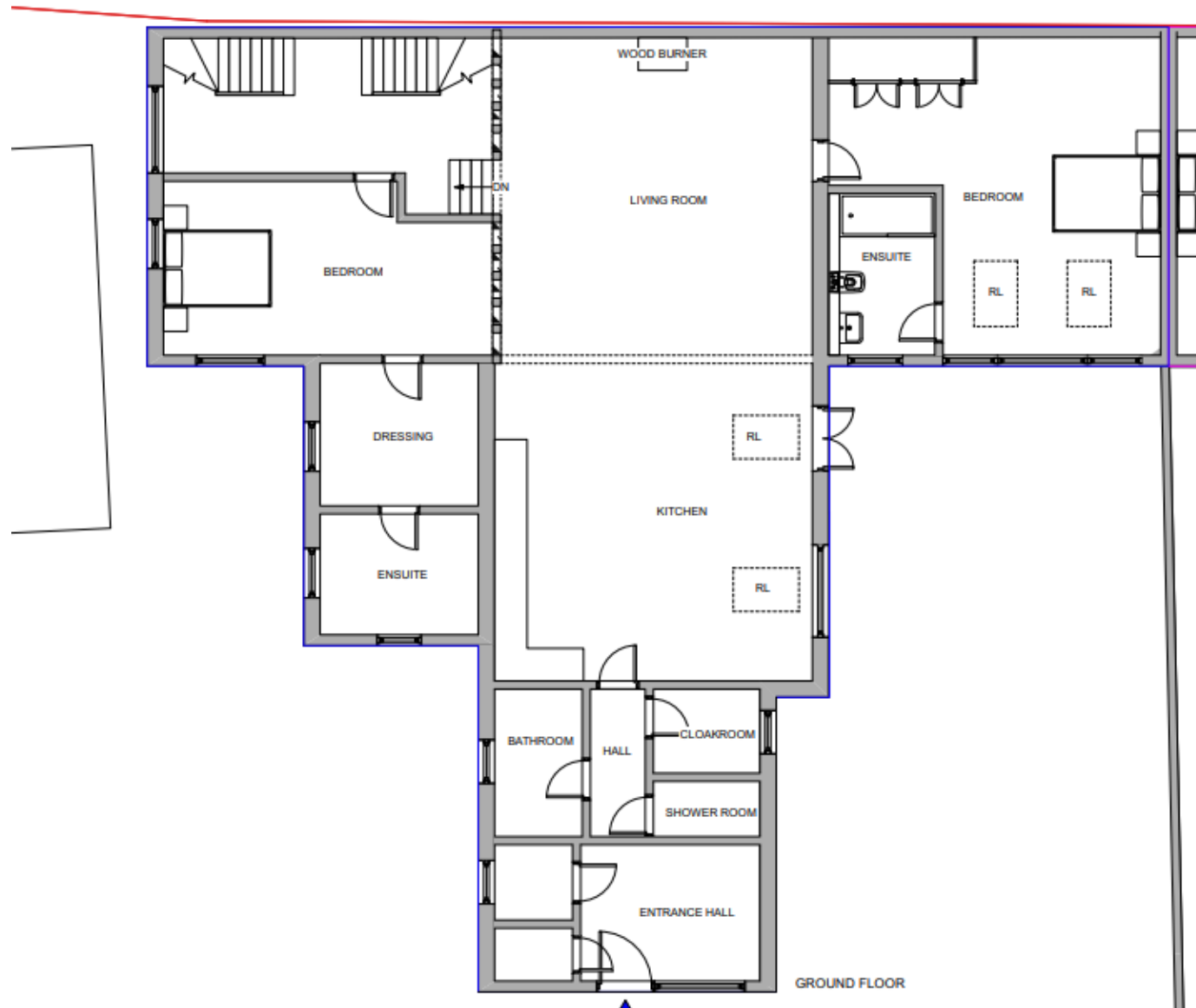
Large south-facing lawned gardens extending to about half an acre - post and rail fencing. Large Two Bay Cart Lodge. Shingled parking for 10 or more cars. Stunning rural location.

- CHARACTERFUL BARN IN IDYLIC/ SECLUDED PLOT - 1/2 ACRE
- STUNNING LOCATION WITH AMAZING RURAL SUNSETS/SCENERY
- FOUR DOUBLE BEDS - TWO EN SUITES/ TWO SHOWER/ BATHROOMS
- LARGE 38FT KITCHEN LIVING ROOM WITH VAULTED BEAMED CEILING
- CHAIN FREE - VACANT POSSESSION
- RECENT UPVC DOUBLE GLAZING - OIL FIRED CENTRAL HEATING
- A WEALTH OF EXPOSED TIMBERS THROUGHOUT EACH ROOM
- DEBENHAM SCHOOL CATCHMENT - HILL TOP COUNTRYSIDE LOCATION
- CARTLODGE/ LOTS CAR PARKING
- EARLY INTERNAL VIEWING STRONGLY ADVISED

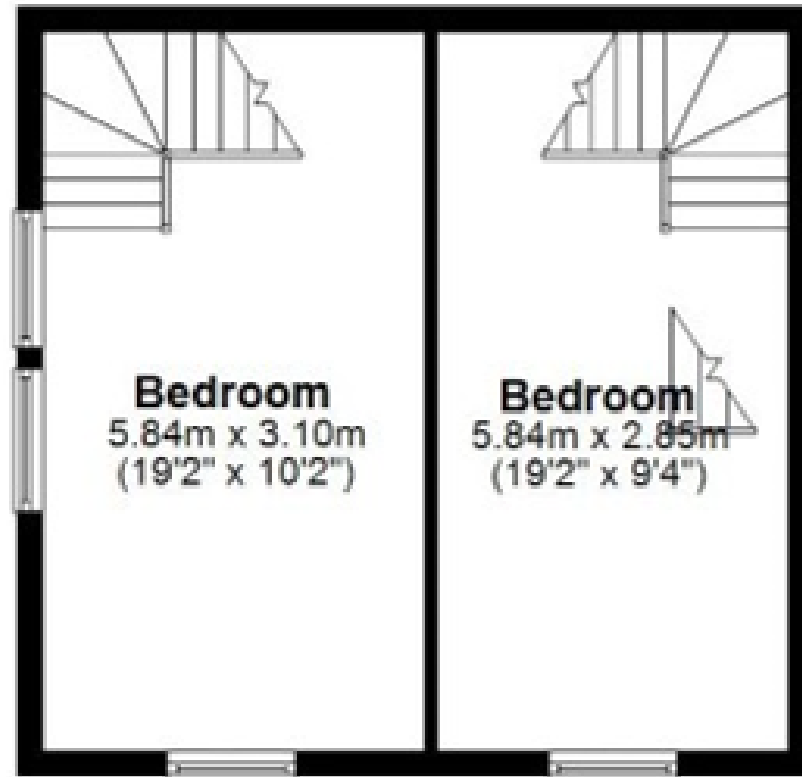
Ground Floor - Existing



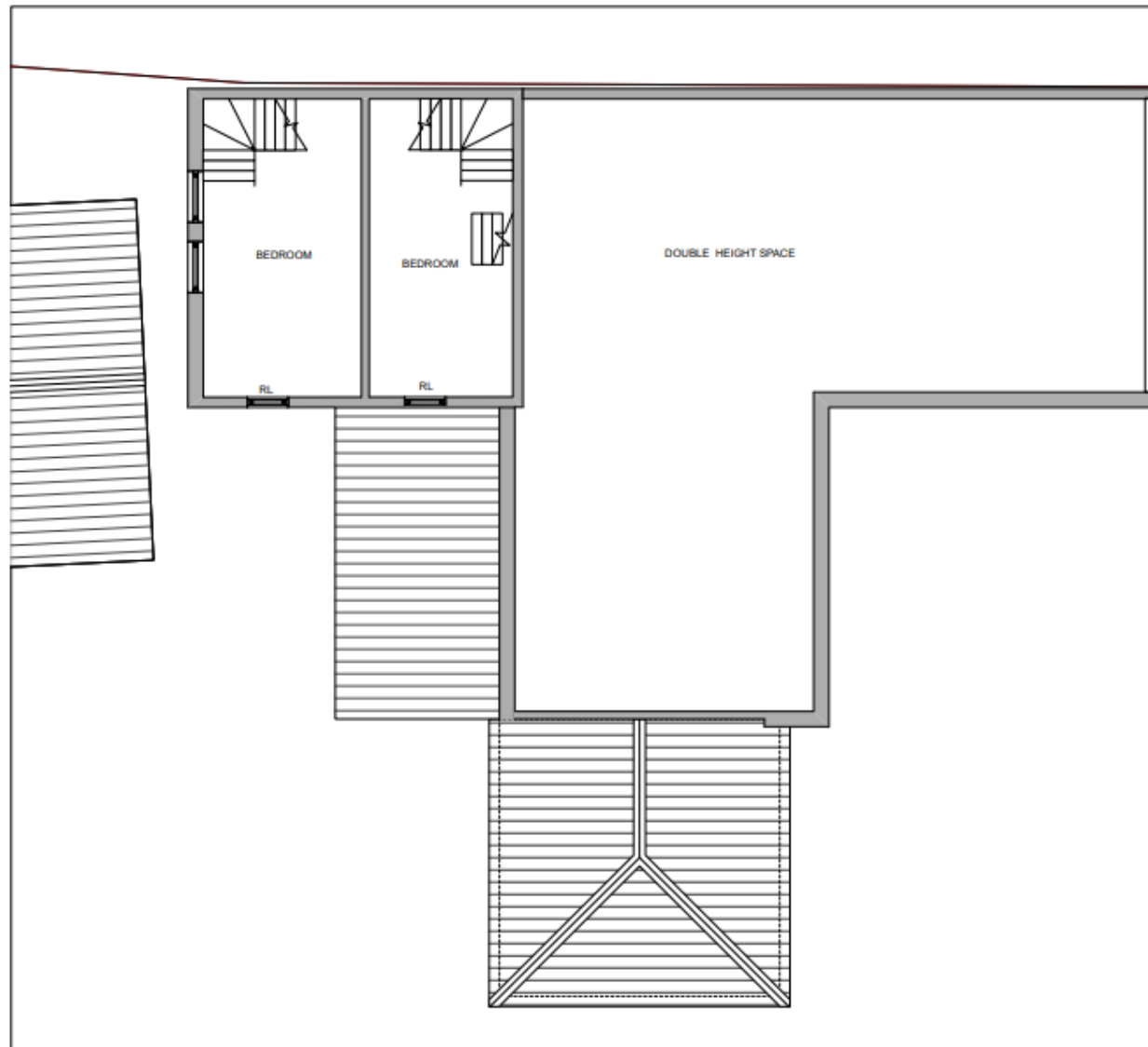
Ground Floor - Proposed



First Floor - Existing



First Floor - Proposed



Ground Floor - Proposed



First Floor - Proposed





Conversion Work to be Completed

Conversion Works to be Completed (By Buyer or Seller) - These works do not necessarily have to be completed and alternative revised alterations can be applied for.

Conversion of half of existing Living Room to provide new Master Bedroom and En Suite Bathroom with Shower Cubicle.

Conversion of 3/4 existing Lower Living Room and Attached Garage to form Bedroom 2 with Dressing Room and En Suite Bathroom.

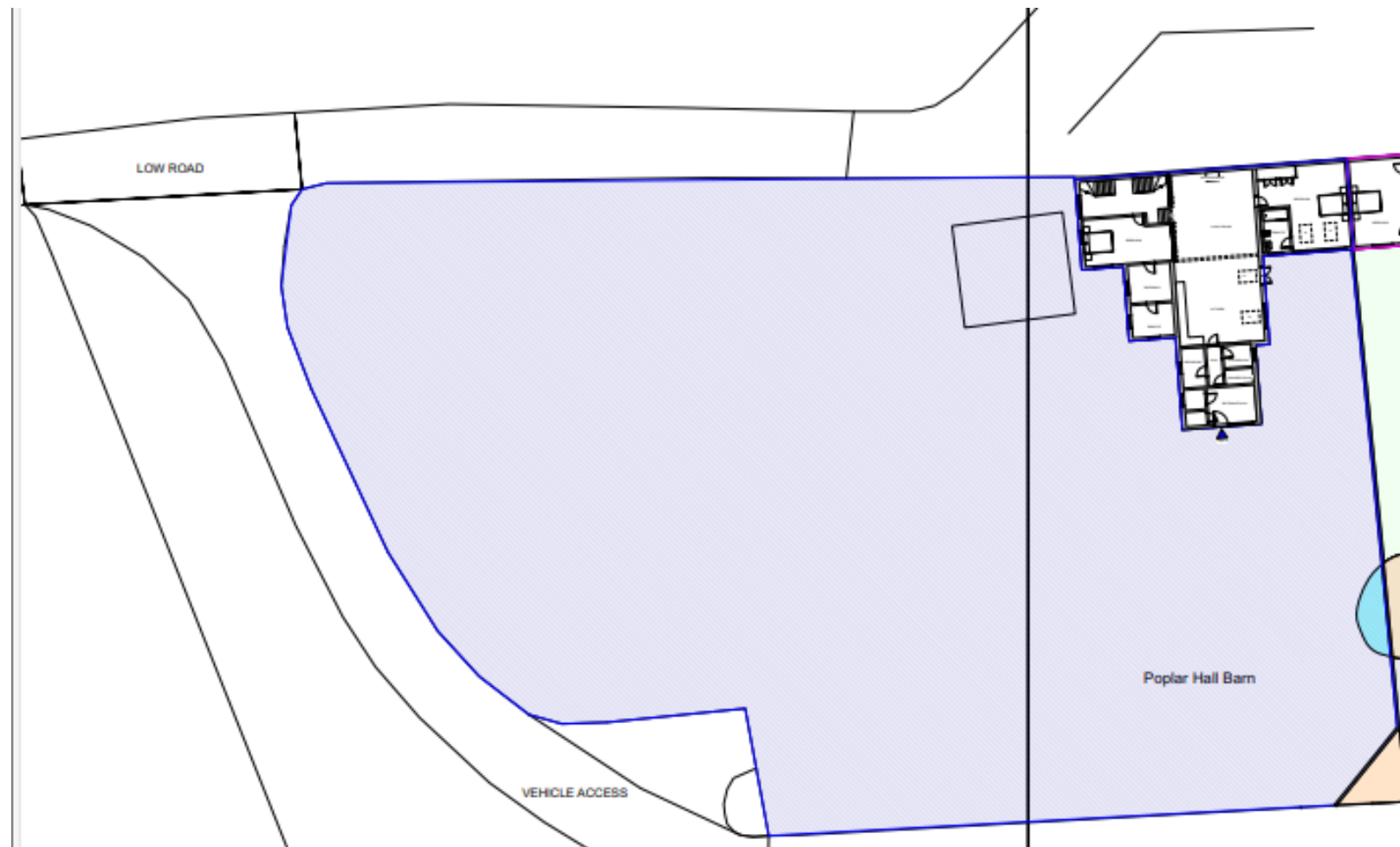
This will result in a 4 Bed Semi with two En Suites, Family Bathroom and separate Shower, Cloakroom, E/ Hall, Large Kitchen/ Breakfast/ Living Room, Cartlodge and half acre gardens.



Outside

Poplar Hall Barn A is approached via a long private driveway leading up to a five-bar gate. There is a shingled parking area for up to 10 cars with adjacent open lawns. Large Two Bay Cartlodge.

Large neatly lawned gardens interspersed with a variety of fruit/ silver birch/ flowering cherry/ ornamental trees - approaching half an acre plot with absolutely stunning views to all aspects. Just must be seen.







Services

We understand from the vendor that mains water and electricity are connected to the property. Oil fired central heating. Drainage is via Klargester treatment system.

Possession

Vacant possession upon completion.

Council Tax Band

To be confirmed

What Three Words

///carrots.triathlon.guesswork

Directions

From Ipswich travel in a northerly direction on the B1077. At the junction with the A1120 turn left and then immediately right returning on to the B1077. Proceed into Debenham turning left into Low Road by the veterinary practice.

Continue left on Low Road for about 0.8 mile, where the driveway for Poplar Hall Barn will be found on the left hand side.

Agent's Special Note

The vendor is Managing Director of Fine and Country Ipswich & Woodbridge. Please accept this notice as full disclosure. Would consider part exchange.

About The Area

The village centre of Debenham is just one mile from Poplar Hall Barn. The village has an extensive range of local amenities to include Doctors Surgery, Dentist, Cafe, Gift Shop, Antiques Shops, Newsagent, Butcher, Hairdressers, Public House, Baker, Large Hardware Shop and good sized CO-OP store (open seven days a week).

There is a well supported Community/ Leisure Centre, village Primary School and the highly regarded Debenham Academy High School. Regular bus services to the County town of Ipswich.

Debenham is about 12 miles north of Ipswich, 6 miles west of Framlingham and 8 miles east of Stowmarket. The main A140 trunk road to Norwich is just a few minutes away and the main A14 trunk road to Cambridge/Midlands is just 10 minutes drive. There are regular main line railway services from Stowmarket to London Liverpool Street - 85 minutes and from Ipswich 70 minutes.

Viewing Arrangements

Strictly by prior appointment via the Vendor's Sole Agent

Fine and Country Ipswich - 01473 289 700
After normal office hours please contact
Mark Halls MRICS - 07770 814 748.



Fine & Country Ipswich
Archdeacon's House, Northgate Street
Ipswich, Suffolk IP12 1DH
01473 289 700 | ipswich@fineandcountry.com

THE FINE & COUNTRY
FOUNDATION

FIGHTING HOMELESSNESS

If you would like to make a donation to the Fine and Country Foundation, please visit: fineandcountry.com/uk/foundation