



Poplar Hall Barn B

Freehold Guide Price £ 550,000

Low Road | Debenham | Suffolk | IP14 6BS





Poplar Hall Barn B

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

Poplar Hall Barn 'B' has just received full planning consent (previously part of one large property - Poplar Hall Barn) to become a new separate title as a semi-detached Barn (approximately 1240 square feet). Please see drawing/plans
- Mid Suffolk - DC/23/03887.

This south facing barn occupies a prime location overlooking open rolling countryside. Approached via a long private driveway leading up to a five-bar gate, there is a shingled parking area for up to four cars with adjacent open lawns.

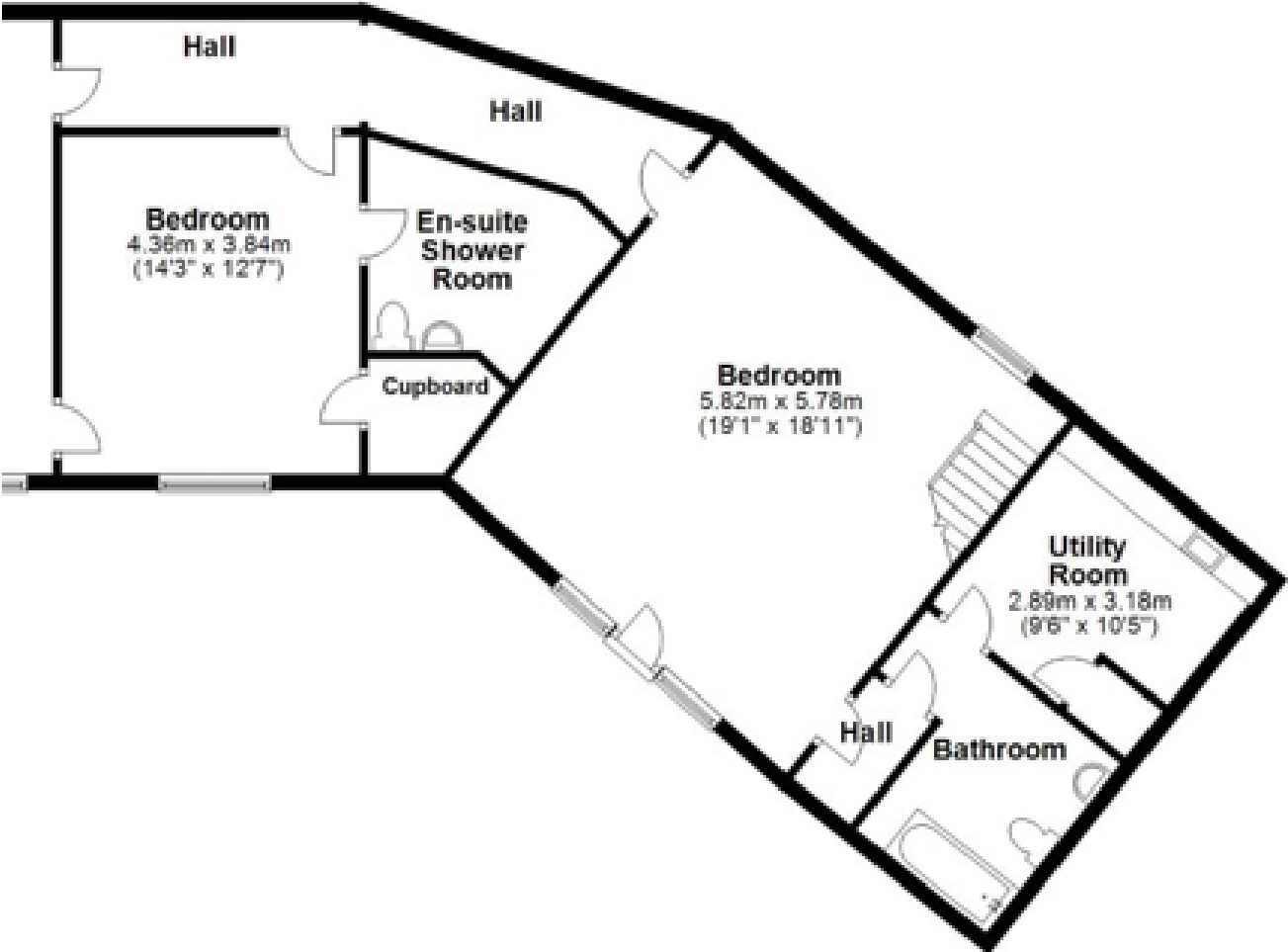
A pathway leads past a small pond to a further private patio area all enclosed by new Osia fencing, a real sun trap with hot tub. Large garden shed with full power and lighting.

Summary of Accommodation

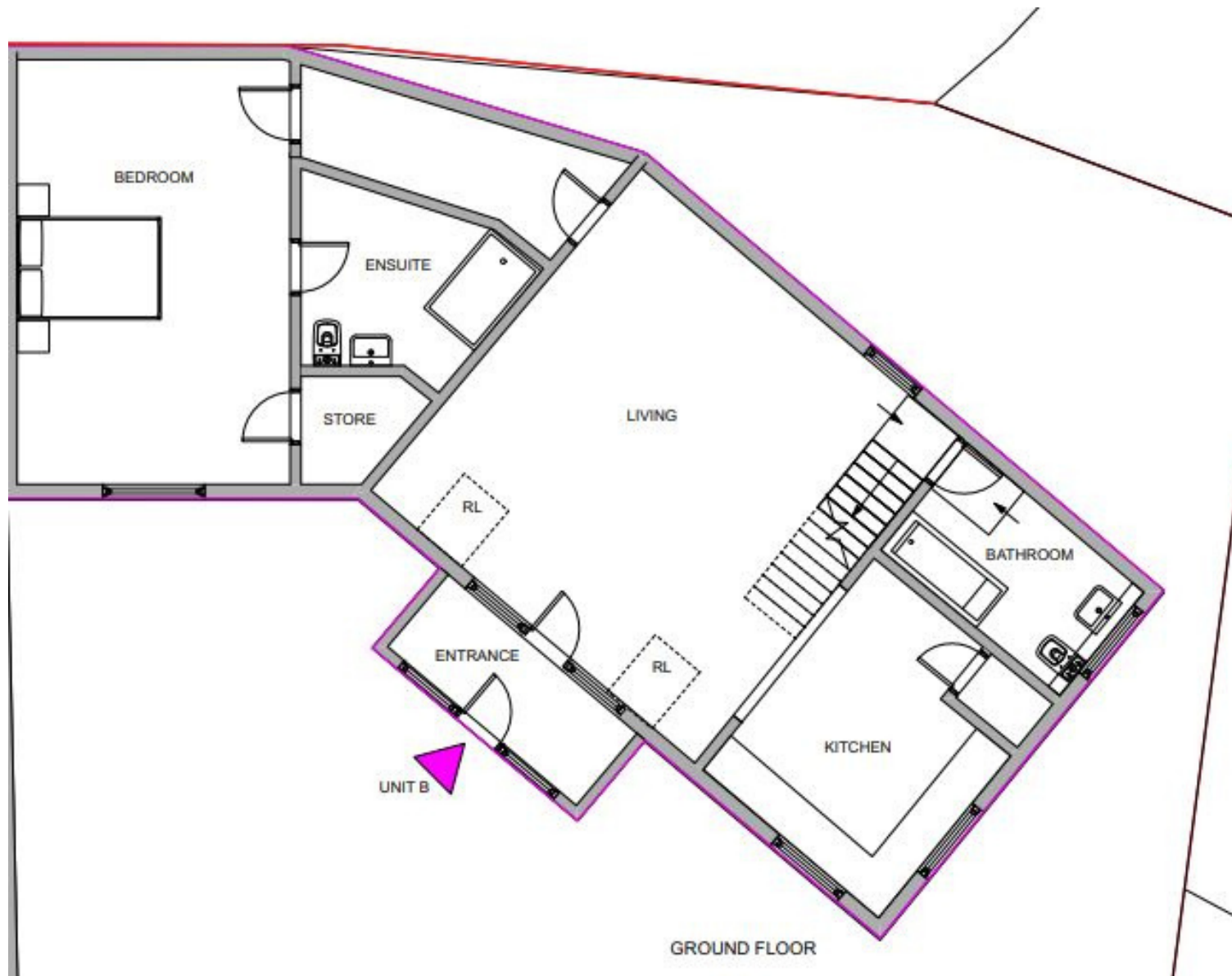
Fully Glazed Entrance Lobby, Living Room with vaulted ceilings, Open Plan newly Fitted Kitchen, Two Large Bedrooms, Bathroom, En Suite Shower Room. Large inner storage Hallway. Hot Tub, Patio Area. Good sized gardens with stunning views. Shingled parking for 4 cars.

- CHARACTERFUL BARN IN IDYLIC/SECLUDED PLOT
- STUNNING LOCATION WITH AMAZING RURAL SUNSETS
- TWO DOUBLE BEDS - TWO BATHROOMS/ SHOWER ROOM
- LARGE LIVING ROOM WITH VAULTED BEAMED CEILING
- A WEALTH OF EXPOSED TIMBERS THROUGHOUT
- UPVC DOUBLE GLAZING - CENTRAL HEATING
- DEBENHAM SCHOOL CATCHMENT - HILL TOP LOCATION
- LOTS OF CAR PARKING - CHAIN FREE - VACANT POSSESSION

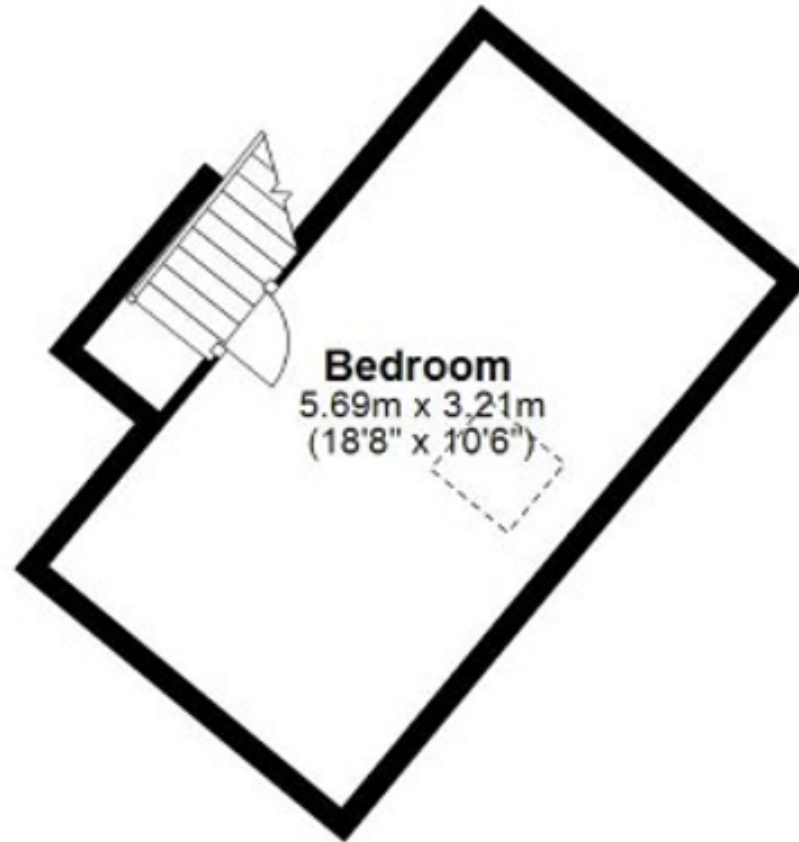
Ground Floor - Existing



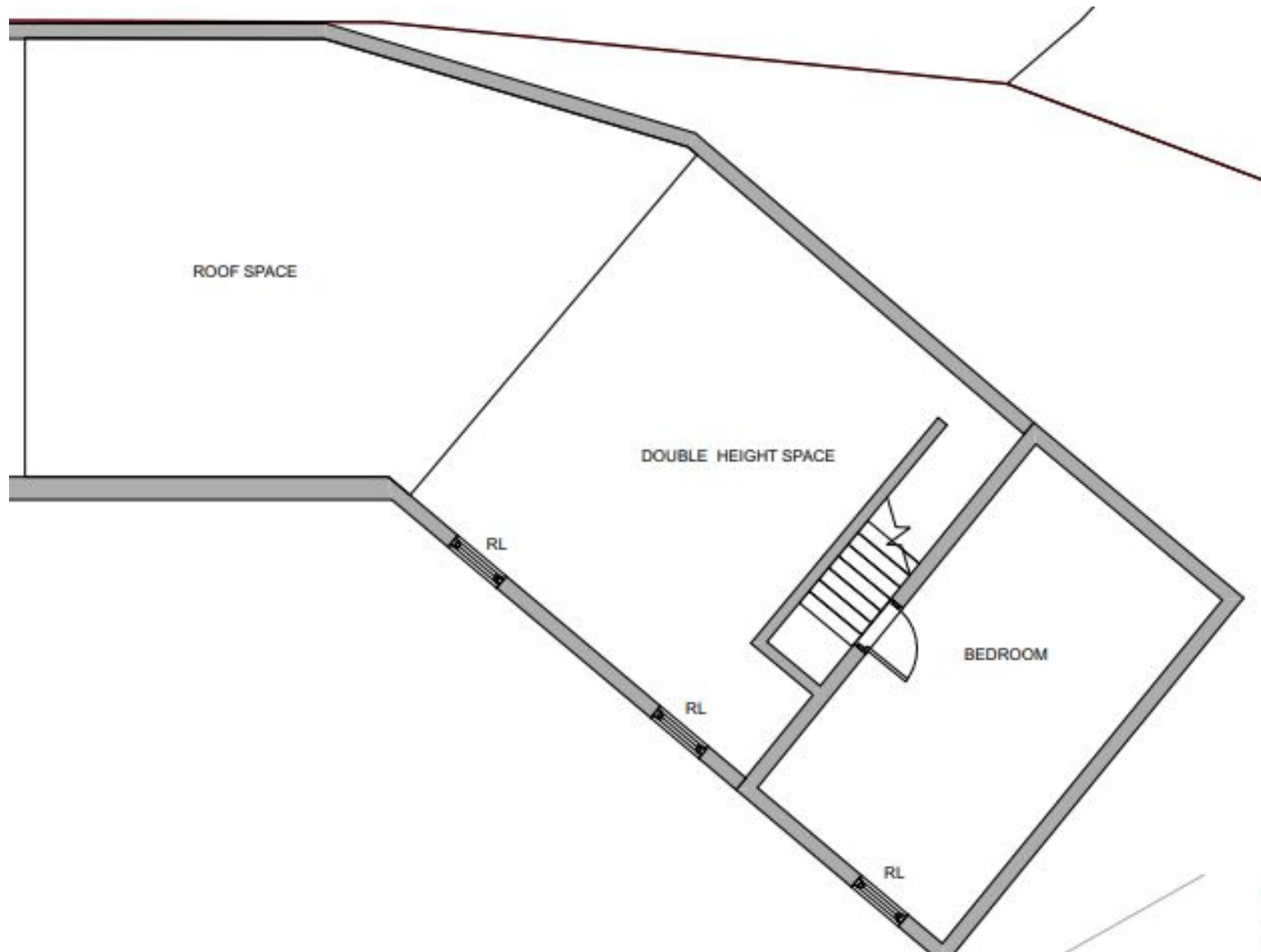
Ground Floor - Proposed



First Floor - Existing



First Floor - Proposed



Ground Floor - Proposed



First Floor - Proposed





Conversion Work to be Completed

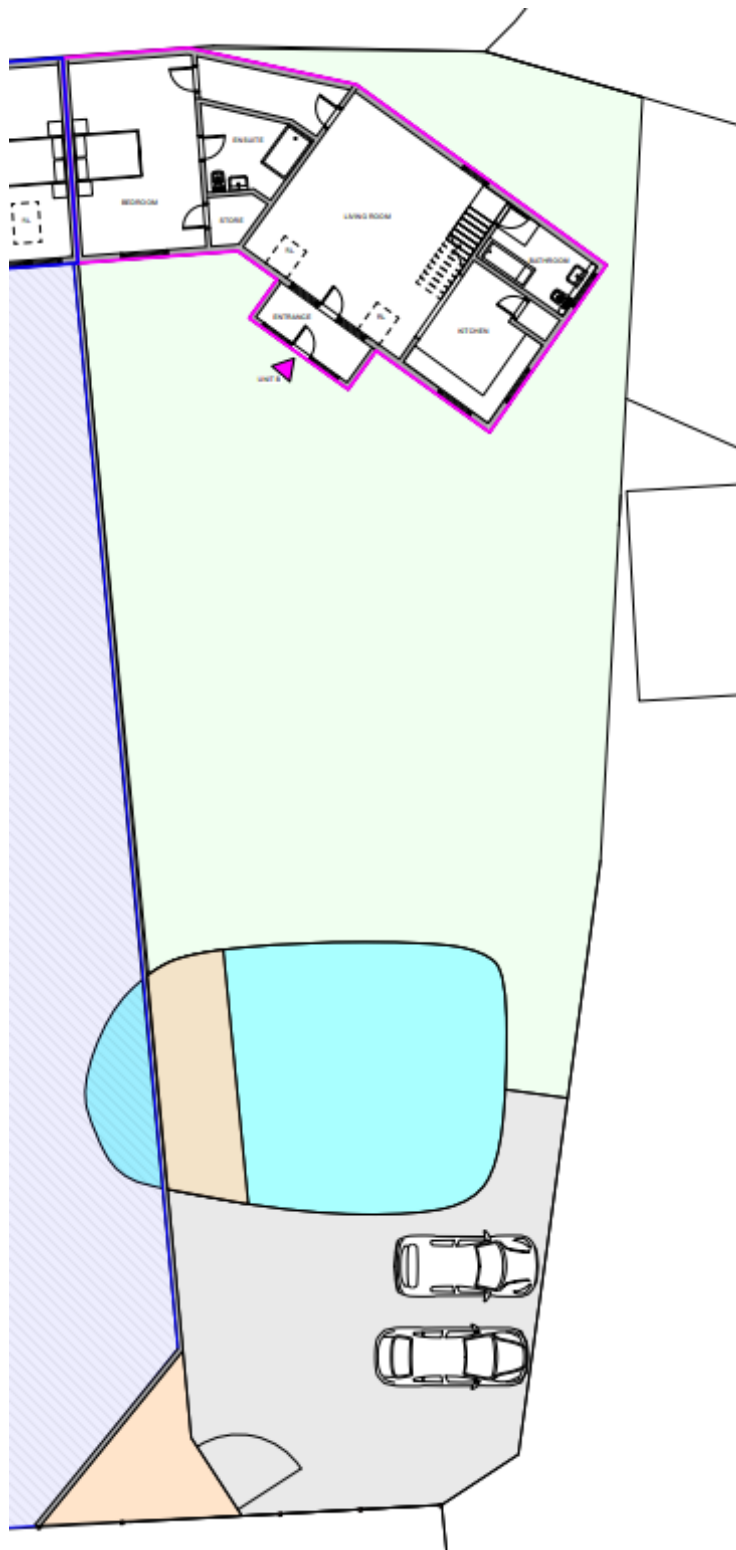
To be completed by buyer or seller. These works do not necessarily have to be completed and alternative revised alterations can be applied for.

Take down stud wall in master bedroom to extend bedroom by 4ft. Add new entrance porch. Knock through stud wall to convert existing bathroom into new open plan kitchen (opening through to living room). Convert existing utility room/ kitchen into new bathroom.

Provision of new electric/ oil heating. New Klargester/ or share with Barn A.

This will result in a spacious two bed, two bathroom barn with entrance lobby/hall, large living room - extending to open plan kitchen. Courtyard and lawned gardens - ample car parking.





Outside

This south facing barn occupies a prime hill top 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 4 cars with adjacent open lawns.

A pathway leads past a small pond to a further private patio area all enclosed by new osia fencing. Real sun trap with Hot Tub. Large Garden Shed with full power and lighting.



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

Band to be confirmed - 2022/2023

What Three Words

///fountain.best.bearable

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.

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.





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