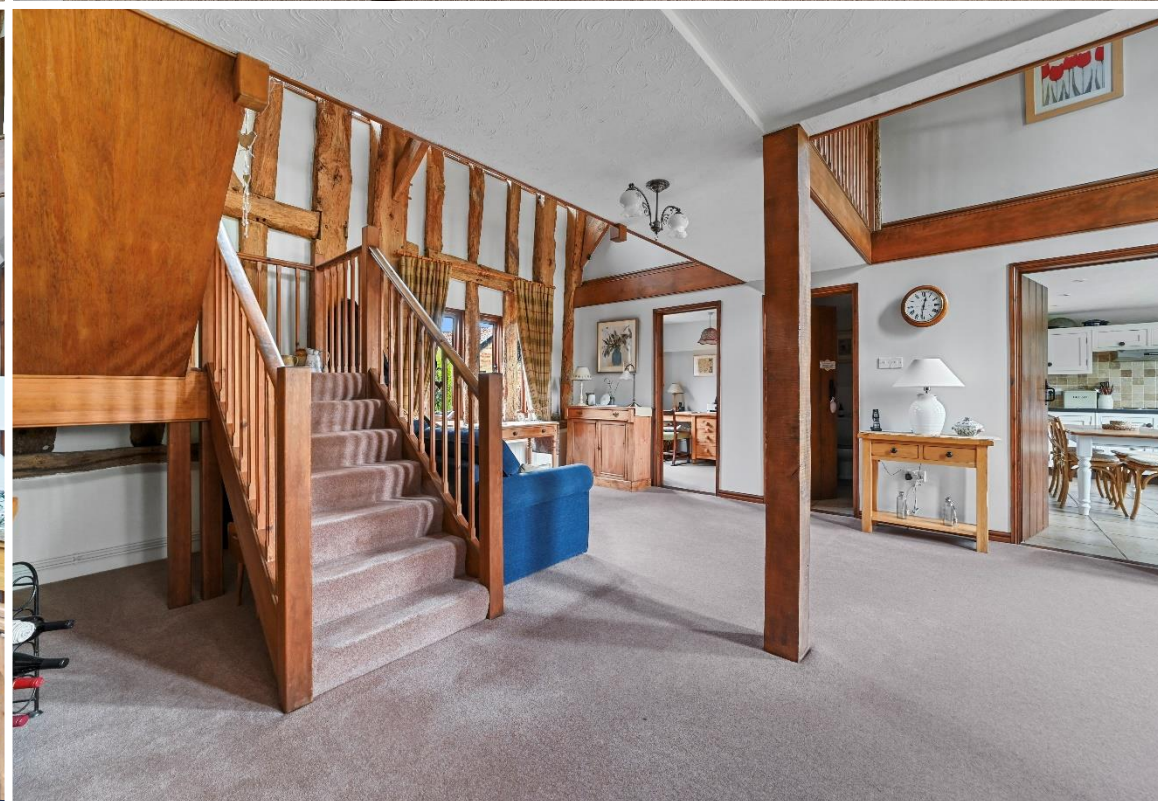




**The Granary, Onehouse Hall Hamlet  
Onehouse, Suffolk**

**DAVID  
BURR**







# The Granary, Onehouse Hall Hamlet, Lower Road, Onehouse, Suffolk, IP14 3BY

Onehouse is set amid countryside yet close to the market town of Stowmarket and combines the benefits of a pleasant village setting with good access to facilities close by. Local amenities include St John the Baptist church, a village inn, café with fishing lakes and community centre which is host to a sports and social club and the youth club. The town of Stowmarket (2 miles) offers a comprehensive range of schooling, shopping, recreational and cultural facilities together with a commuter rail link to London's Liverpool Street Station. The A14 trunk road bypasses the town and provides access to Bury St Edmunds as well as Ipswich and London via the A12. The well-preserved medieval village of Lavenham, the beautiful town of Woodbridge on the River Deben complete with working tide mill together with the East Coast and its extensive nature reserves, vast sandy beaches, stylish coastal towns and rich history are all within easy travelling distance.

A delightful Grade II Listed barn conversion situated in a quiet elevated position on the periphery of Onehouse surrounded by beautiful Suffolk countryside. The conversion was completed in the late 1980's and is one of nine residences in the hamlet. The Granary offers traditional weatherboarded elevations with a pitched pantilled roof and sits within its own plot in excess of a third of an acre and features stunning well stocked gardens, private walled garden together with double garage and off-road parking. There is a 0.7 acre meadow available by separate negotiation

## An impressive Grade II Listed barn in generous well maintained grounds and countryside views.

Part glazed front entrance door to;

**MAGNIFICENT VAULTED RECEPTION/DINING HALL:** 24'9 x 17'8 (7.5m x 5.4m). An impressive spacious and versatile area with part vaulted ceiling and mezzanine gallery over. Adjacent to the entrance door are full height glazed windows with further window to front aspect with fine views over the garden. This is very much the heart of the property with principal reception rooms, study and kitchen leading off from this area. There is a wealth of exposed supporting timber beams and studwork which pay homage to the period. Stairs to first floor. Fully glazed French doors lead through to the sitting room.

**SITTING ROOM:** 24'4 x 22'9 (7.4m x 6.9m). A generous space with double aspect windows to the front and side. Exposed studwork to walls and supporting timber beams. Additional glazed exterior door to front patio and garden. The focal point of the room is the impressive wood burning stove set upon a raised brick hearth. Wall lights and television point.

**KITCHEN/BREAKFAST ROOM:** 15'5 x 11'7 (4.7m x 3.5m). Large full width window to front with beautiful views over the landscaped

gardens. Range of white fronted shaker style base and wall units with worktops and ceramic 1½ bowl single drainer sink unit with antique style brass mixer tap. Rumbled tiled splashbacks. Ceramic tiled flooring. Range of integrated appliances include Neff electric hob and AEG extractor hood over, Neff built-in double oven and Bosch dishwasher. Ceiling downlights. Door to utility room.

**UTILITY ROOM:** 13'1 x 7'8 (3.9m x 2.3m). Continuation of ceramic tiled flooring. Exposed wall timbers. Storage cupboard with worktop and stainless-steel single drainer sink. Rumbled tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Stable door to rear walled garden and adjacent window to side.

**CLOAKROOM:** Having W.C and pedestal wash hand basin. Tiled flooring and half tiled walls. Electric wall heater.

**STUDY:** 8'2 x 7'3 (2.5m x 2.2m). Situated to the rear of the property with window overlooking walled garden.

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## First floor

**LANDING/SNUG:** 17'1 x 9'1 (5.2m x 2.7m). A large mezzanine galleried seating area with windows to front and rear aspects. Vaulted ceiling with exposed timbers and studwork. Loft hatch. Airing cupboard. Wall lights. Walkways lead off from this area to;

**BEDROOM 1:** 17'3 x 15'1 (5.2m x 4.6m). A generous double bedroom with large picture window to front aspect with wonderful views over the gardens. Original supporting timber beams and studwork. Loft hatch. Door to dressing room.

**DRESSING ROOM:** With a range of built-in fitted wardrobes. Exposed timbers. Velux window to rear. Further door to;

**EN SUITE:** Offering a wealth of exposed timbers and studwork. Suite comprising panelled bath with antique style mixer tap and hand shower attachment, pedestal wash hand basin and W.C. Tiled flooring and part tiled walls. Velux window to rear aspect.

**BEDROOM 2:** 13'4 x 12'7 (4m x 3.8m). A generous double bedroom with windows to front and side aspect to enjoy the garden views and surrounding countryside. Exposed timbers and studwork.

**BEDROOM 3:** 13'4 x 12'6 (4m x 3.8m). Situated to the side of the property, another double bedroom with exposed timbers and studwork. Built-in double wardrobe.

**BEDROOM 4:** 12'7 x 9'9 (3.8m x 3m). Another double bedroom with window to front aspect. Exposed timbers. Built-in double wardrobe.

**BATHROOM:** 9'8 x 8'4 (2.9m x 2.5m). Located to the rear of the property with Velux window. Suite comprising panelled bath with shower over, pedestal wash hand basin and W.C. Exposed timber studwork. Tiled flooring.

## Outside

The property is situated at the end of a shared entrance drive with a private gravelled drive leading off providing parking for two vehicles and in turn giving access to the **DOUBLE GARAGE** 21'8 x 14'6 (6.6m x 4.4m) with up and over door and rear courtesy door to courtyard garden. The garage also benefits from power and lighting.

The rear walled garden is an ideal space for outdoor entertaining being totally secluded and low maintenance with paved and gravelled terracing with well stocked planted borders. Additionally, there is access to an internal large vaulted **STORAGE ROOM** 25'2 x 12'2 (7.6m x 3.7m) where currently the boiler and Mega flow water tank are housed. This substantial area could, subject to planning, be incorporated into further internal living accommodation.

The front garden is predominantly lawn with specimen Willow tree and further shrub and tree plantings. Well-manicured hedge boundaries to the rear and side. Choice of terracing with gravelled Mediterranean style garden being an ideal place for al fresco dining and to enjoy the wildlife and stunning gardens. In addition, there is a block paved footpath that leads round the side of the property where there is further well stocked garden and additional terrace to enjoy the warmer months. There is a 0.7 acre meadow available by separate negotiation.

**SERVICES:** Main water and electricity are connected. Oil fired heating to radiators. Private drainage. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk Council. Band F.

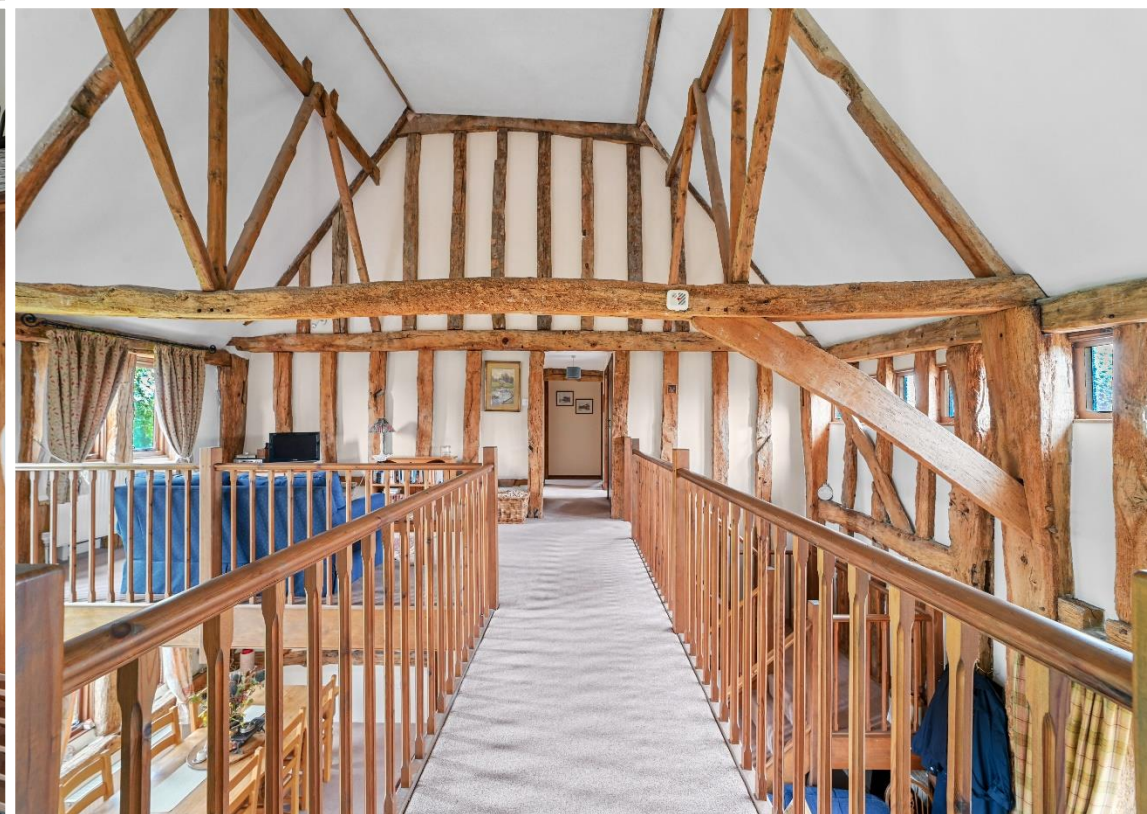
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever



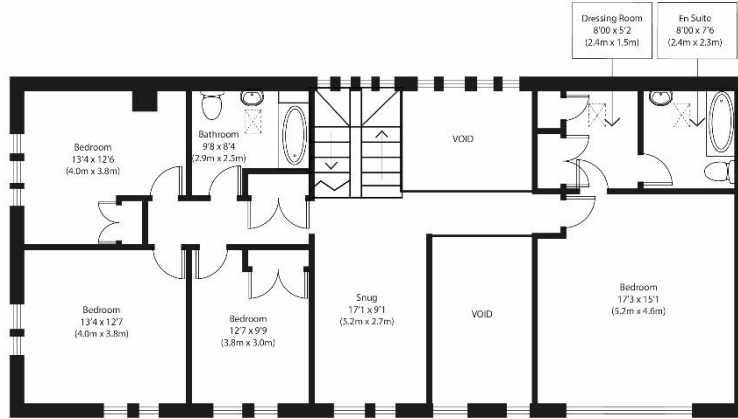








# The Granary, Onehouse Hall Hamlet, Lower Road, Onehouse, Suffolk, IP14 3BY



First Floor



Ground Floor

Approximate Gross Internal Area  
3400 sq ft (316 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

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