



Applewhite Barn | Finningham Road | Old Newton | IP14 4EU

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# Applewhite Barn, Finningham Road, Old Newton, Suffolk, IP14 4EU

*“A charming and spacious detached barn conversion situated in a delightful setting with far-reaching panoramic countryside views, attached annexe, detached studio, ample off-road parking & attractive gardens.”*

## Description

An exciting opportunity to acquire a charming, characterful yet unlisted detached barn conversion, with accommodation extending to over 3,000 square feet and commanding a delightful position with far-reaching, panoramic countryside views and standing in grounds extending to in all about 0.46 acres (subject to survey).

The property enjoys spacious and free-flowing living accommodation arranged over two floors but also boasts the opportunity for dual/multi-generation living via the attached annexe, which is also ideal for holiday let accommodation or even as a 'granny annexe.'

## About the Area

Old Newton is an attractive rural Suffolk village with an active community, offering village amenities including church, village hall, primary school and shop. Surrounding nearby villages including Finningham and Bacton offer further amenities including public houses, health centre and gift shop with linking café and further independent shops. The towns of Stowmarket and Needham Market provide a wide range of everyday facilities along with train stations offering mainline link to London's Liverpool Street. The A14 provides convenient access to the larger neighbouring towns such as Bury St Edmunds and Ipswich and also the A12, A140 and A11/M11.

## The accommodation in more detail comprises:

Side stable door to:

### Entrance Hall

With tiled flooring, cloak hanging space, door to storage cupboard with cloak hanging space and door to:

### Kitchen/Breakfast Room

**Kitchen** Approx 18'8 x 12'8 (2.6m x 3.9m)

**Breakfast Room** Approx 10'9 x 9'5 (3.3m x 2.9m)

Versatile open plan space with feature inset housing the Aga with brick surround and oak bressummer over, space for additional Range style cooker. Tiled flooring, inset with butler sink and storage surrounding with wooden worktop over incorporating drainer, double aspect windows to the front and side, tiled flooring, door to larder cupboard with shelving, and open-plan to the remainder of the kitchen. This is fitted with a matching range of base and eye level units with worktops over, space for American style fridge/freezer, spotlights and tiled flooring. Please note this space can accommodate two dining tables. Open studwork to reading room and doors to:



### Cloakroom

White suite comprising w.c, hand wash basin, door to storage cupboard with shelving, tiled flooring and frosted window to side aspect.

### Utility Room

 Approx 10'5 x 4.9m (3.2m x 1.4m)

Fitted with wall and base units with worktop and inset with stainless steel sink, drainer and chrome mixer tap. Windows and personnel door to side aspect opening onto the terrace.

### Reading Room

 Approx 12'2 x 6'9 (3.7m x 2.1m)

Exposed timbers, window to rear aspect, tiled flooring and doors to:

### Dining Room

 Approx 12'2 x 10'9 (3.7m x 3.3m)

With wood flooring, window to front aspect, exposed brickwork and serving hatch back through to kitchen.

### Snug

 Approx 14'7 x 11' (4.4m x 3.3m)

A light and airy space with flagstone flooring, French doors to the rear opening onto the terrace, exposed beams, door to understairs cupboard and staircase rising to the mezzanine landing, which in turn has a window to the front aspect. Open studwork to:

### Sitting Room

 Approx 18'9 x 13'3 (5.7m x 4.0m)

Featuring impressive inset with wood burning stove on a tiled hearth with red brick surround and oak bressummer over, wood flooring, exposed timbers and double aspect windows to the front and rear. Door to:

### Entertainment Room

 Approx 26'4 x 11'9 (8.0m x 3.6m)

Ideal for a variety of uses and benefiting from exposed beams, exposed brickwork, sliding door to rear opening onto the terrace, window to side aspect and access to loft.

### First Floor Landing

Three windows to front aspect, wood flooring and staircases to either end, the former leading up to:

### Upper Landing

With wood flooring, window to rear aspect and door to airing cupboard with shelving. Doors to:

### Master Bedroom Suite

 Approx 18'6 x 11'2 (5.6m x 3.4m)

Substantial double room with window to side aspect, skylight, wood flooring, door to under eaves storage and door to:

### En-Suite Shower Room

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, exposed timbers, tiled walls, extractor and skylight.

### Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, wood flooring, skylight and access to loft.

### Bedroom Three

 Approx 12'2 x 7'7 (3.7m x 2.3m)

Double room with windows to rear aspect, exposed timbers and wood flooring.



### Upper Landing

Doors to:

**L-Shaped Bedroom Suite** Approx 9'8 x 8'6 (2.9m x 2.6m) and Approx 12'5 x 8'9 (3.8m x 2.7m)

This rarely seen area presents itself well for either two separate children's bedrooms or equally as suitable for a double bedroom with adjoining dressing room, with the space being divided into two distinct areas, the larger as a double room with wood flooring and with windows to rear aspect and exposed timbers, and the second via an opening with its own door with window to front aspect, exposed timbers and wood flooring.

### Annexe Accommodation

Attached to the main house and having been converted sympathetically from what was the previous garaging to the property, and this space is now a fabulous self-contained one bedroom ground floor dwelling in its own right and is ideal either as secondary accommodation or as a ready-made source of secondary income via holiday let accommodation.

The accommodation in brief comprises:

#### Entrance Hall

With access to loft, door to storage cupboard housing the boiler and the fuse board and doors to:

**Sitting Room** Approx 18'4 x 10'3 (5.6m x 3.1m)

Serving hatch through to kitchen, French doors to the side opening onto the terrace and window to side aspect.

**Kitchen** Approx 13'6 x 7'1 (4.1m x 2.1m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink drainer and chrome mixer tap. Integrated appliances include Zanussi oven and four ring halogen hob. Space for fridge/freezer and washing machine, extractor and double aspect windows to the rear and side.

**Bedroom** Approx 10'8 x 10'3 (3.2m x 3.1m)

Double room with two windows to side aspect commanding idyllic views of the grounds, extensive built-in wardrobe and door to:

### Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, tiled walls, built-in storage cupboard, extractor and frosted window to side aspect.

### Outside

Applewhite Barn occupies a tremendous position on the outskirts of the village and therefore enjoys uninterrupted and far-reaching countryside views on three sides.

The property is accessed through a five bar gate, which in turn leads to a private gravelled drive orientated in a circular fashion and offering ample off-road parking. This area is surrounded by established flower and shrub borders with post and rail fencing and hedging defining the boundaries for the most part. Incorporated within this space are attractive and established specimen trees as well as two timber storage sheds.

Through double gates are the formal gardens, which are private in nature, predominately lawned and with a terrace abutting the rear of the property. From there the gardens open freely into the secondary area divided up into a more densely tree-lined space offering a great deal of privacy and with adjacent predominately shingled area ideal for alfresco seating and sitting within close proximity of fantastic field views to the rear.

Within this area are two additional storage sheds as well as a particular notably detached studio, which has the added benefit of a great deal of natural light via double doors as well as three windows. This space, again is ideal for a variety of uses, though perhaps lends itself quite naturally to a home office space with the feeling of a great deal of security behind fencing.

The final feature of the magnificent grounds is the neatly bordered fish pond with adjacent raised beds and greenhouse, all of which, standing in a separate and private area in the corner of the grounds with a pedestrian gate leading back to the parking area.

### Local Authority

Mid Suffolk District Council





Council Tax Band – E

**Services**

Mains water and electricity. Drainage via septic tank. Oil-fired heating.

In all about 0.46 acres (subject to survey).



27/02/2024, 12:57

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
Applewhite Barn Finningham Road STOWMARKET IP14 4EU	Energy rating <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: 4 February 2034 Certificate number: 2318-5909-7141-1122-6129

Property type	Detached house
Total floor area	285 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is D. It has the potential to be C.

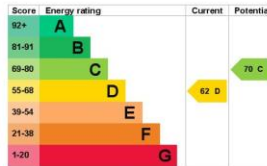
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60











## The Annexe





# Approximate Gross Internal Area

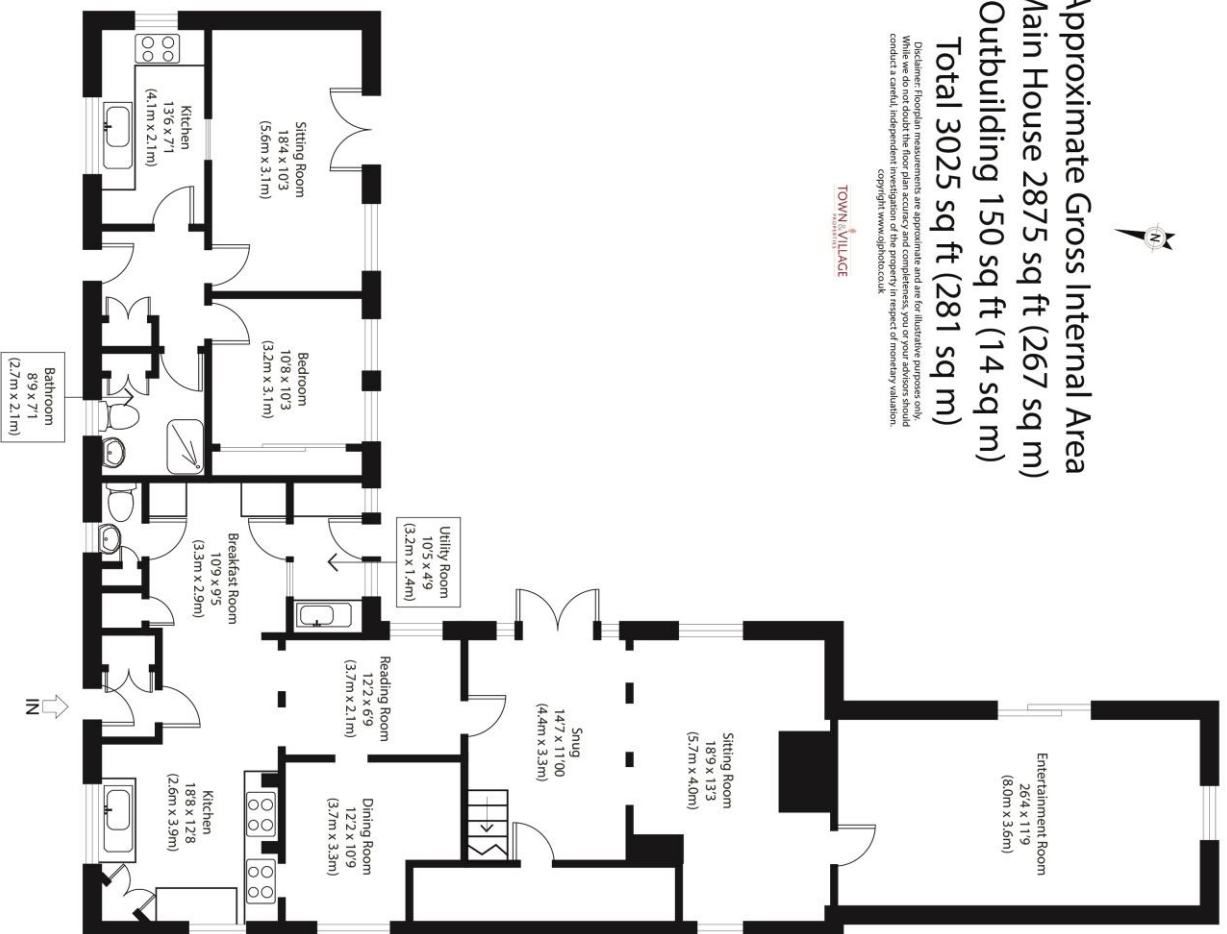
## Main House 2875 sq ft (267 sq m)

## Outbuilding 150 sq ft (14 sq m)

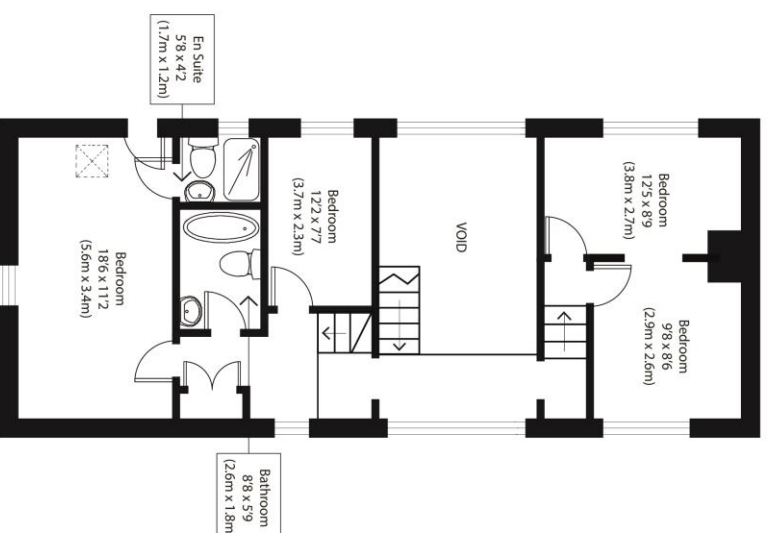
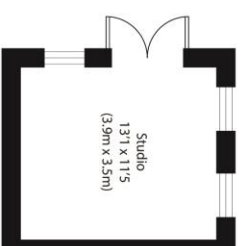
### Total 3025 sq ft (281 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. You should verify the accuracy of the measurements and floor area by independent professional contractors or a surveyor. The measurements are not intended to be used for legal purposes. For more information, please contact the property agent or the developer. Copyright © 2024, All rights reserved. www.oplot.co.uk

TOWN VILLAGE



Ground Floor



First Floor





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