



**Lake Barn, 27 School Street  
Needham Market, Suffolk**

**DAVID  
BURR**



# Lake Barn, 27 School Street, Needham Market, Suffolk, IP6 8BB

Needham Market is a desirable small town situated in the heart of Mid Suffolk. There is a good selection of everyday amenities together with independent shops, public houses and primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant. Needham Lake is a Conservation Area with a number of countryside walks. There is a train station with connecting services to mainline rail services at Stowmarket having hourly trains to London Liverpool Street (under 90 mins) and Ipswich, Cambridge and Norwich. The nearby towns of Stowmarket, Bury St Edmunds and Ipswich provide further amenities, recreational and cultural facilities and a range of individual high street stores.

## **A delightful Grade II Listed barn in the heart of the town and only a short distance to all of its amenities. In all about 0.5 acres.**

Experience the timeless allure of Lake Barn, a captivating Grade II listed barn conversion nestled in the heart of Needham Market. Dating back to the 17th Century, this remarkable home seamlessly blends period charm with modern family living, offering a truly unique and spacious home.

Occupying an expansive 0.5 -acre plot, Lake Barn boasts brick plinth and timber-clad elevations, crowned by a part-thatched and part-pan tiled roof. The striking full-height mid-storey exudes character, while original features like exposed beam work throughout the interior.

With four bedrooms, including two en-suites, this home provides abundant space for a growing family. The extensive reception areas cater to both entertainment and relaxation, whilst the study could be utilised as a fifth bedroom or a snug. A detached double garage offers additional storage or workspace.

Conveniently located in the town centre, Lake Barn provides easy access to a range of amenities, including a mainline railway station for commuters. Despite its central position, the property is cocooned within expansive gardens, offering a serene escape from everyday life. Summerhouse overlooking a large pond, numerous flower beds, and ample space for outdoor activities create a private oasis for the entire family to enjoy. Terrace area with outdoor kitchen housing a built in bbq/sink/worktop area.

Parking is plentiful with a driveway for multiple vehicles and two garages, ensuring convenience for those with busy professional lives.

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired central heating to radiators, underfloor heating in the living area. **NOTE:** None of these services have been tested by the agent.

### **AGENTS NOTE:**

- The property is Grade II Listed and is exempt from EPC rating.
- Offered with no onward chain
- The thatch was re – ridged in straw in March 2022
- The driveway is shared with No 25.
- There will be an area of land under an overage clause should the new owners build on it within the next 30 years.

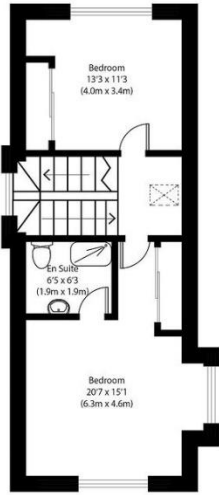
**LOCAL AUTHORITY:** Mid Suffolk District Council. Band G.

**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 is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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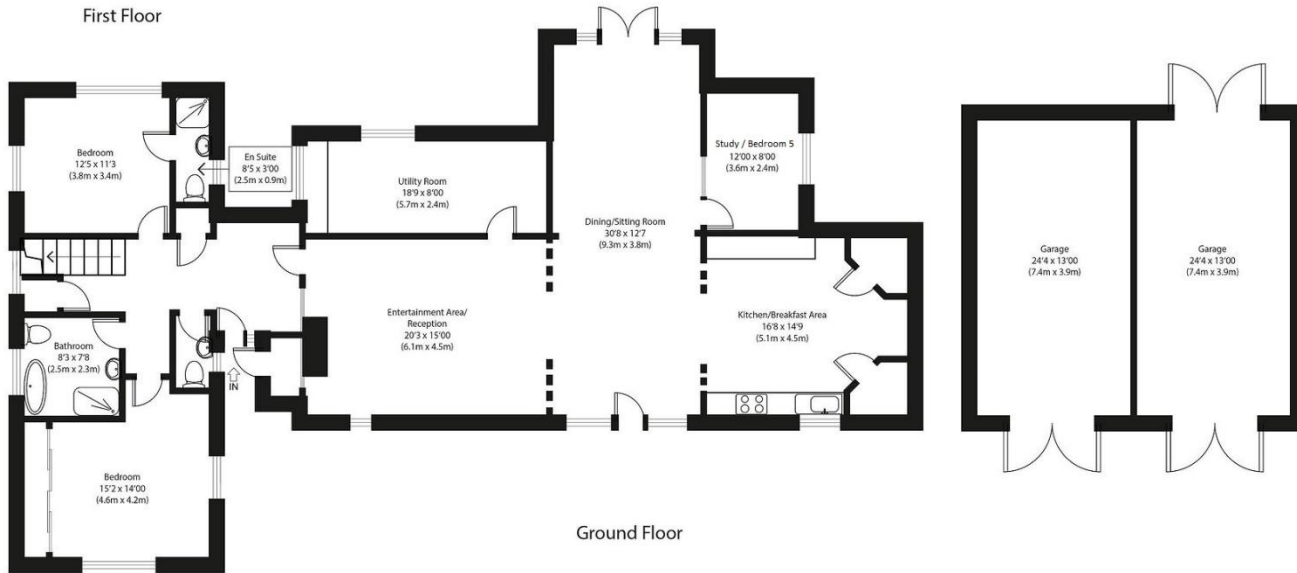


Approximate Gross Internal Area  
Main House 2455 sq ft (228 sq m)  
Garage 640 sq ft (59 sq m)  
Total 3095 sq ft (288 sq m)

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.cjphoto.co.uk



First Floor



Ground Floor



