



**The Beren**  
**Hintlesham, Suffolk**

**DAVID  
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# The Beren, Pond Hall Road, Hintlesham, Ipswich, Suffolk, IP8 3QN

Hintlesham is a well-regarded Suffolk village offering a wide range of amenities including a primary school, public house and Hintlesham Hall hotel, golf and health club. Further amenities can be found in the nearby town of Hadleigh (7 miles), with mainline rail links to London Liverpool Street located in Ipswich (10 miles) and Colchester (15 miles) there is also good access to the A12 and A14 trunk roads.

A four bedroom (one en-suite) detached barn conversion enjoying a private, tucked away position on the periphery of the highly regarded Suffolk village of Hintlesham. A cleverly designed, well-balanced conversion arranged via three ground floor reception rooms and enhanced by an array of outbuildings, offering scope for conversion into additional accommodation into the principal residence or ancillary/annexe buildings (subject to the necessary planning consents). Obtaining a wealth of charm, individual period features and characteristics associated with barn conversions of this calibre including an array of exposed timbers and stud works, timber doors complete with suffolk latches, exposed brickwork, an inglenook fireplace and substantial storage space. Set within a total plot size of approximately two acres, the property further benefits from a number of outbuildings including two barns, a substantial workshop and a double cartlodge.

## **A four bedroom (one en-suite) detached barn conversion offering accommodation arranged via three reception rooms, enjoying a tucked away setting on the periphery of the village of Hintlesham. Set within a total plot size of approximately two acres, the property further benefits from two barns, a substantial workshop and a double cartlodge.**

Timber door with obscured panel glazed casement window surround opening to:

**ENTRANCE HALL: 9' 3" x 7' 10"** (2.82m x 2.41m) A generously proportioned entrance hall with timber door complete with suffolk latch opening to:

**INNER HALL:** With staircase off with open balustrade providing an aspect across the dining room and extensive use of glass beyond. Further characteristics include low level doors to extensive eaves storage space and further door opening to:

**SITTING ROOM: 19' 8" x 19' 1"** (6.00m x 5.82m) Affording a dual aspect with casement window range affording a south westerly aspect to side and french doors opening to the side terrace. Characterised by a

central inglenook fireplace with terracotta tiled hearth, inset wood burning stove and internal fireplace features. Exposed brickwork and wall timbers.

**KITCHEN/BREAKFAST ROOM: 17' 7" x 12' 7"** (5.38m x 3.86m) Fitted with an extensive range of wooden fronted base units with part glass fronted wall units, oak preparation surfaces over and tiling and brickwork above. Ceramic single sink unit with vegetable drainer to side, mixer tap above with filtered water tap and casement window to side affording views across the established, well-screened gardens. The kitchen is further enhanced by a central island with a range of fitted base units, oak surfaces above and two door Britannia oven with six ring ceramic hob and extraction above. Space for an American style fridge/freezer, terracotta tiled flooring throughout and space for breakfast table to front. Three casement windows with an attractive aspect across the front gardens with

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a range of mature trees and planting. Full height larder style store with further storage space above and opening to:

**UTILITY ROOM: 10' 7" x 6' 1"** (3.24m x 1.86m) Fitted with a matching range of shaker style base and wall units with preparation surfaces over and tiling above. Single sink unit with mixer tap above, window to side and space for fridge/freezer. Further space and plumbing for washing machine/dryer, terracotta tiled flooring throughout and stable door to outside.

**GARDEN ROOM (accessed via entrance hall): 25' 5" x 14' 5"** (7.77m x 4.40m) An exceptional reception room enjoying a westerly aspect with casement window range to side, a set of centrally positioned glass panelled french doors and tiled flooring throughout. Exposed crossbeams, velux windows and aspect across the private, well-screened gardens.

**STUDY: 13' 1" x 9' 11"** (4.00m x 3.04m) With casement window to side, panel glazed french doors opening to the rear gardens and exposed brickwork and wall timbers.

**CLOAKROOM: 9' 3" x 3' 0"** (2.83m x 0.93m) Fitted with ceramic WC, wash hand basin and window to side.

**DINING ROOM: 12' 10" x 10' 10"** (3.92m x 3.31m) A split level staircase provides access to the dining room which is set beneath a generously proportioned ceiling height with a range of exposed wall timbers, exposed chimney breast and glass panelled screenings providing an unspoilt aspect across the extensive rear gardens.

Staircase rising to:

## First floor

**LANDING:** With exposed ceiling timbers and door with suffolk latch opening to:

### Principal Suite:

**DRESSING ROOM: 6' 3" x 6' 3"** (1.92m x 1.91m) Linking the principal bedroom and en-suite bathroom with twin doors opening to linen store housing pressurised water cylinder with useful fitted shelving. Timber door opening to:

**BEDROOM 1: 19' 9" x 11' 4"** (6.03m x 3.46m) Affording a triple aspect with casement window range to front and side with velux windows and exposed wall and ceiling timbers.

**EN-SUITE BATHROOM: 10' 2" x 6' 3"** (3.11m x 1.91m) Fitted with ceramic WC, wash hand basin, bidet and fully tiled bath with shower attachment. Casement window to side.

**BEDROOM 2: 13' 0" x 9' 10"** (3.98m x 3.02m) Accessed via glass panel door from the landing allowing natural light to be gained from both side aspects. Casement window to side, further casement window to rear, velux window, exposed wall timbers and double doors to eaves storage.

**INNER LANDING:** With hatch to loft and door to store room with useful fitted shelving and hanging rail.

**BEDROOM 3: 12' 4" x 9' 10"** (3.78m x 3.00m) Affording a dual aspect with casement window range to side and rear affording unspoilt views across the rear gardens. Exposed wall and ceiling timbers.

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**BEDROOM 4: 12' 5" x 9' 4"** (3.80m x 2.87m) Affording a dual aspect with casement window range to side and rear, velux window and range of exposed wall and ceiling timbers.

**FAMILY BATHROOM: 10' 0" x 5' 11"** (3.05m x 1.82m) Fitted with ceramic WC, pedestal wash hand basin and bath with shower above. Casement window to rear.

## Outside

The property enjoys a private, tucked away position on Pond Hall Road approached via an in and out driveway with space for approximately ten vehicles. Enjoying a tucked away, private position within the initial parking area is a:

**DOUBLE CARTLODGE: 26' 6" x 17' 3"** (8.09m x 5.26m) Of brick and concrete construction with timber crossbeams, roof timbers and concrete base. Light and power connected.

A five-bar gate opens into a further parking area with access to the:

**WORKSHOP: 34' 2" x 15' 2"** (10.42m x 4.63m) Forming a single storey building attached to the principal residence with scope for the incorporation into further accommodation, if so required (subject to the necessary planning consents). A substantial workshop offering excellent potential for a variety of uses, if so required, including annexe/ancillary accommodation or holiday let accommodation (subject to the necessary planning consents). With light and power connected, both casement and velux windows to side and door to rear gardens.

The rear gardens are tucked away with a substantial border wall, central expanse of lawn, water feature and both fledgling and mature planting. Direct access is provided to the:

**GARDEN BARN: 29' 9" x 24' 3"** (9.08m x 7.40m) With light and power connected, workshop area, office and providing an exceptional opportunity to convert into accommodation ancillary to the principal residence (subject to the necessary planning consents). Characterised by high quality timber work and an outbuilding of considerable appeal.

**BARN: 33' 6" x 21' 7"** (10.21m x 6.59m)

The principal expanse of grounds are set to the rear of the property with a magnificent eucalyptus tree providing a distinctive feature with a further range of mature trees, strategically planted and hedging enjoying a discreetly set, beautifully appointed garden that is rarely available within the regional market place, adjoining open farmland with a further expanse of ground to the east with road frontage and aspect across adjacent farmland.

**TENURE:** Freehold

**SERVICES:** Mains water, private drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** D. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///studs.tensions.flying

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F.

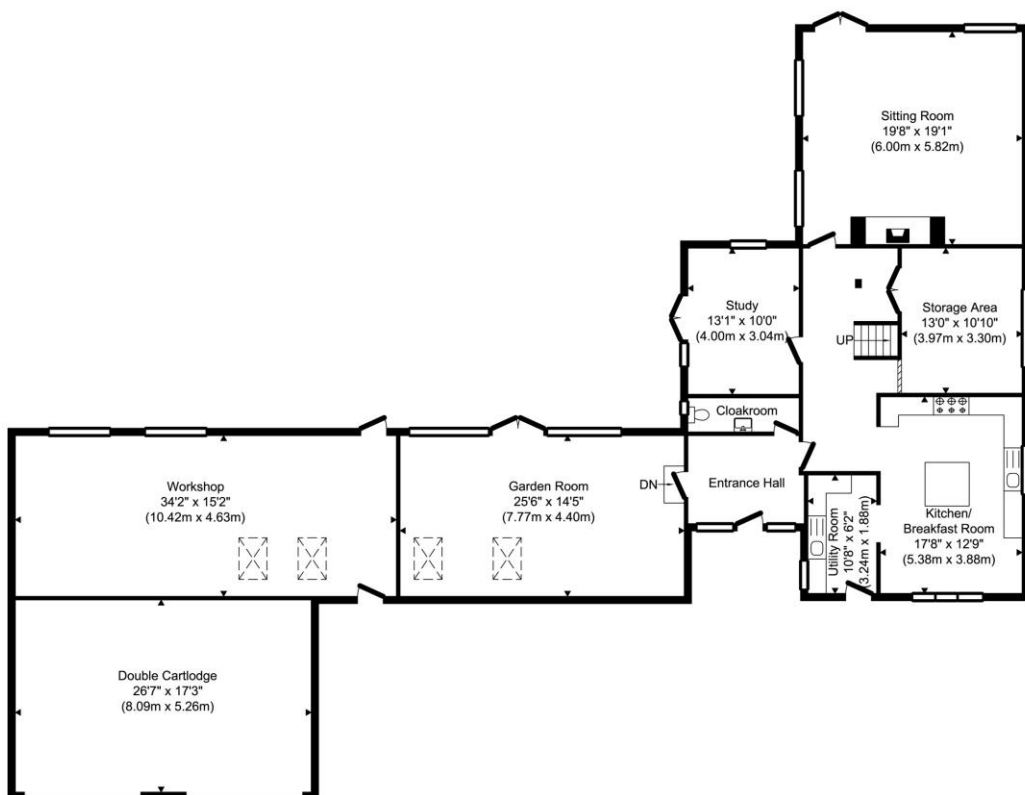
**BROADBAND:** Up to 80 Mbps (Source Ofcom).

**MOBILE COVERAGE:** EE and O2 (Source Ofcom).

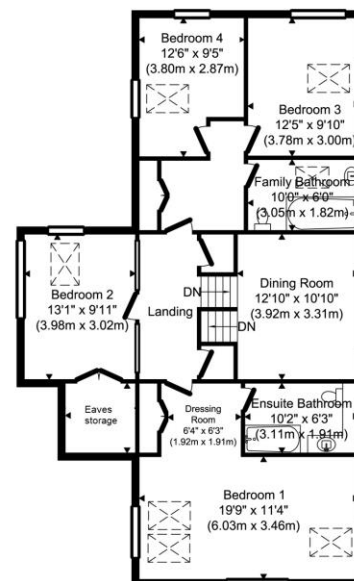
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**VIEWING:** Strictly by prior appointment only through DAVID BURR.

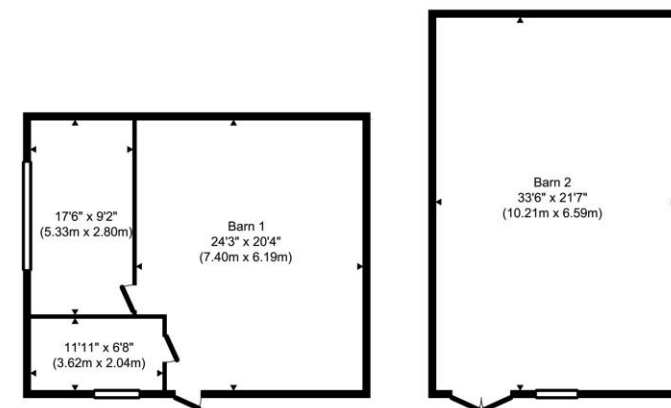
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Ground Floor  
Approximate Floor Area  
2580.10 sq. ft.  
(239.70 sq. m)



First Floor  
Approximate Floor Area  
1170.79 sq. ft.  
(108.77 sq. m)



Outbuildings  
Approximate Floor Area  
1447.42 sq. ft.  
(134.47 sq. m)

TOTAL APPROX. FLOOR AREA 5206.07 SQ.FT. (483.66 SQ.M.)  
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