



LOW FARM BARN

LOW ROAD, DENHAM, EYE, IP21 5ET









A spacious and versatile detached barn conversion in an idyllic rural position convenient for Eye.

For those seeking character and rural living whilst retaining convenience then this property offers it in abundance. Located at the head of a long driveway shared with the neighbouring farmhouse and then leading to a private drive, the property is surrounded by established trees, hedging and fields giving seclusion and privacy.

The front door opens to a dramatic double height principal reception room with exposed timbers, woodburning stove and double doors out to the rear terrace. The room is 'L-shaped' with a dining room in one portion. Off here is an impressive vaulted double aspect kitchen/breakfast room with exposed brickwork and the restored original feeding troughs which make for a delightful feature. There is a separate utility room, w.c. and boot room.

There are two staircases from the main reception room. One leads to a snug which looks down on the ground floor and the other leads to a mezzanine study, again looking to the ground floor and with impressive feature double doors to the principal bedroom suite.

On the ground floor are two main bedrooms (one is being used as a dressing room), a wet room and a study. To the rear is a delightful room that is currently used as a studio but could easily be bedroom 4.

The property is approached via a 5 bar gate with parking for several cars. There is a detached cart lodge with workshop attached to one end and a further barn that has been used for garaging. The grounds form a beautiful backdrop for the property. To the front is a large lawn bordered by mature trees leading to a terrace surrounded by established borders at the front of the property. At the rear is a further terrace for alfresco dining and a delightful pond. There is an orchard and kitchen garden and the whole garden has been given as much attention as the barn.











#### LOCATION

The property is located in the rural village of Denham, which has a primary school, post office/convenience store, public house, church and village hall. Denham is just 5 miles from Eye offering shops and facilities including Hartismere High School providing secondary education and Graded as Outstanding in its last Ofsted inspection. The historic market town of Diss lies 7 miles away and offers amenities including schools, health and sports facilities. Diss has direct rail services to London Liverpool Street station (approximately 1 hour and 20 minutes).

#### SERVICES

Oil fired central heating. Mains electrics and water with drainage via a private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band E

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.







BOUNDARY PLAN



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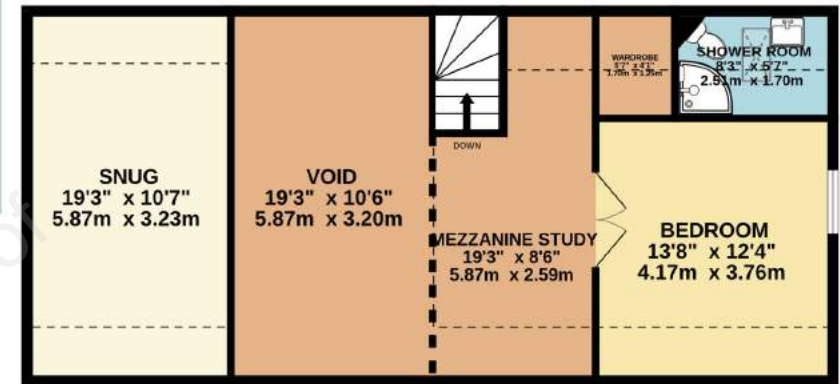


FLOOR PLAN

GROUND FLOOR  
1392 sq.ft. (129.4 sq.m.) approx.



1ST FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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