



Boars Barn
Kenton Road | Bedingfield | Suffolk | IP23 7LH

MAKING AN IMPRESSION



“This magnificent barn conversion is enormously impressive and has been beautifully renovated to create a wonderful family home, with two annexes offering income potential. Sitting in two acres of gardens and paddocks, surrounded by open farmland, this is a location that will surely appeal to anyone looking to live a more outdoors lifestyle. Growing your own, keeping chickens, perhaps a pony – yet it’s only a few miles from Debenham and Eye.”



KEY FEATURES

- A Beautiful, Fully Renovated Grade II Listed Barn Conversion in the Village of Beddingfield
- Integral Self-Contained One Bedroom Annexe and a Separate Detached, Two Storey One Bed Annexe
- Magnificent Main Hall with Open Plan Kitchen/Dining/Sitting Area
- The Main Barn has Four Bedrooms; Three Bath/Shower Rooms
- The Master Bedroom benefits from an En-Suite and Access to the Courtyard Garden
- The Property sits in approximately 2 acres of Grounds
- Parking and Carports for Multiple Cars
- A Short Drive from Train Links and Amenities of Diss
- The Accommodation extends to 4,788sq.ft
- No EPC Required

Embrace country life in this superb Grade II listed barn, complete with two annexes, outdoor entertaining areas, a vegetable garden, orchard, paddocks and more, all set down a quiet country lane. You'll see abundant wildlife across the surrounding fields, and on clear nights the skies are truly spectacular. You feel as though you're away from it all but when you need to head out for schools, shops and more, you won't need to go far.

A Sense Of History

The building dates back to the 1600s and would have been a threshing barn for the neighbouring farm. A large property today, it was originally three times the size – hard to imagine! There were later additions in the 1700s, and in more recent years the barn has been transformed into a delightful and spacious family home that offers huge flexibility and a potential income. When the owners came here, they were able to put the finishing touches to the barn and they have allowed the character to shine through and take centre stage, whilst still creating a home that works beautifully for today's busy family lifestyles.

Extensive Accommodation

The highlight of the barn is no doubt the spectacular vaulted main living space, its cathedral-like ceiling showcasing the exposed timbers and giving you a sense of the grand proportions of the original building. Today this is a lovely quadruple-aspect kitchen, dining and living space. The kitchen has been finished to a high standard and will please the most demanding of cooks, having been designed by a former chef. The island makes a nice focal point and place to gather when entertaining. There's plenty of room for a large family table, in addition to comfortable seating around the log burner at the far end of the room.





KEY FEATURES

It's cosy curling up by the log burner in winter – and at Christmas the owners have a 16ft tree, so it looks gorgeous. It's also surprisingly light, with doors leading out on either side and plenty of windows across the room. There are outdoor entertaining areas on either side of the barn and wherever you sit, you feel so secluded. The owners have a pizza oven and often dine outside when its warm enough. One of the patios faces east and one southwest, so you can have the sun all day. One side looks out over the vegetable garden created by the owners, so you can grow your own and bring your produce straight into the kitchen. The other looks out over the orchard, planted by the owners and growing nicely. There's a further area to the southeast, but more on that later...In the single storey part of the barn you have five bedrooms to choose from, the master with bifold doors to the paved garden and a luxurious ensuite with both bath and shower, as well as his and hers basins. The second bedroom also has an en-suite and the other three bedrooms share the family bathroom. Having five potential bedrooms is perfect for a large family, or you could use one as a study or music room. At the far end of the barn is an attached annexe. This can be part of the main house, or closed off and independent, as it has its own entrance. The annexe consists of a living room, kitchen diner, bedroom and bathroom. The owners have had grandparents here in the past, so three generations of the family lived side by side but all had their own space. Currently, the living room is a craft room and studio and works very well for that purpose too.

Exploring The Outside Space

The paved rear garden area is accessible from the annexe and three of the bedrooms, as well as the master. Out here you have a pond, a pergola and an undercover area. Beyond this there's an area of lawn and this part of the garden also gets the sun throughout the day. The second annexe is detached and has been rented out in recent years, bringing in a very useful income. It has a ground floor open plan living area with a log burner, a ground floor shower room and a large first floor bedroom. The barn also comes with a double carport, boat or caravan shed and a workshop, so it's perfect for anyone who loves the outdoors, maintenance and DIY pursuits! Outside, in addition to the various seating areas and the back garden where the family's children play, there's a further lawn on the other side of the barn beyond the orchard, plus a paddock. The owners have had chickens here and you could have goats, alpacas, a pony or two or even sheep or pigs. At night, with no streetlights, you'll see eye-catching sunsets and beautiful starry skies. It's so peaceful here – you feel as though you're in your own world! The only thing that might intrude is the wildlife, with many birds of prey in the fields, especially during harvest season.





























INFORMATION



On The Doorstep

The village itself has a village hall and a church. It is set in a beautiful rural location and enjoys the sights and sounds of the Suffolk countryside. Shopping and leisure facilities are nearby in the towns that surround the village. When the owners need to do a quick shop, they head to Debenham, which is just a few miles away. You'll also find schools here. There's an excellent village pub, hardware store, hairdresser and more too. Eye sits in the other direction and has even more to offer, with a choice of tempting places to eat and independent shops. The countryside walks are amazing here and the village community is lovely if you want to be a part of it.

How Far Is It To?

Bedingfield lies just 4 miles or so from the village of Debenham and just over 9 miles from Diss with its main line rail station to Norwich, London and Cambridge. The ancient market town of Framlingham is just over 9 miles and provides schooling in both the public and private sectors as well as being home to the magnificent twelfth century castle belonging to the Earls and Dukes of Norfolk through the centuries, which Ed Sheeran famously sang about in his song 'Castle on the Hill'. Stowmarket is around 14 miles away and Ipswich approximately 17 miles distant.

Directions

From Diss head south on the B1077 and turn off into Occold. Follow Dublin Road into Bedingfield Road and follow it until you see the property on your left.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [unspoiled.relies.travel](https://www.unspoiled.relies.travel)

Services, District Council and Tenure

Air Source Heat Pump with Underfloor Heating Throughout
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Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Mid Suffolk District Council - Tax Band G
Freehold



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