



Poplar Hall Barn South | Low Road | Debenham | Suffolk | IP14 6BS

Guide Price £ 550,000 Freehold

FINE & COUNTRY



## Poplar Hall Barn South



A splendid opportunity to acquire an amazing two bedroomed semi-detached barn, occupying an enviable hill top location within a hamlet of just five properties, about one mile from Debenham village.

This south facing barn was originally constructed in 1850 and was subsequently converted into a private residence in 1989. It has recently been divided into two barns having been totally refurbished to offer ready to move in, spacious accommodation situated in a prime location overlooking open rolling countryside.

Approached along a long private drive, it benefits from private car parking area, pond set within lawns, a secluded shingle courtyard and further private courtyard garden.

# Summary of Accommodation

Fully glazed front door, with adjacent full length windows, through to good sized Living Room with vaulted ceilings and exposed oak timbers, open plan newly fitted Kitchen with integrated appliances, new Family Bathroom with bath and shower, Principal Bedroom with En-Suite Shower Room and large walk-in wardrobe. Second double Bedroom with amazing views over open countryside. Large inner Hallway with natural light tunnel. Generous patio area. Good sized gardens with safe, fenced in pond and stunning views. Shingled parking area with electric car charger point . Large garden shed.

An early internal inspection is strongly advised.

- CHARACTERFUL BARN IN IDYLLIC SECLUDED PLOT
- STUNNING LOCATION WITH AMAZING RURAL SUNSETS
- TWO DOUBLE BEDROOMS - ONE EN SUITE PLUS FAMILY BATHROOM
- LARGE LIVING ROOM WITH VAULTED BEAMED CEILING
- A WEALTH OF EXPOSED TIMBERS THROUGHOUT
- NEWLY INSTALLED UPVC DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING
- DEBENHAM SCHOOL CATCHMENT - HILL TOP LOCATION
- CAR PARKING - CHAIN FREE - VACANT POSSESSION









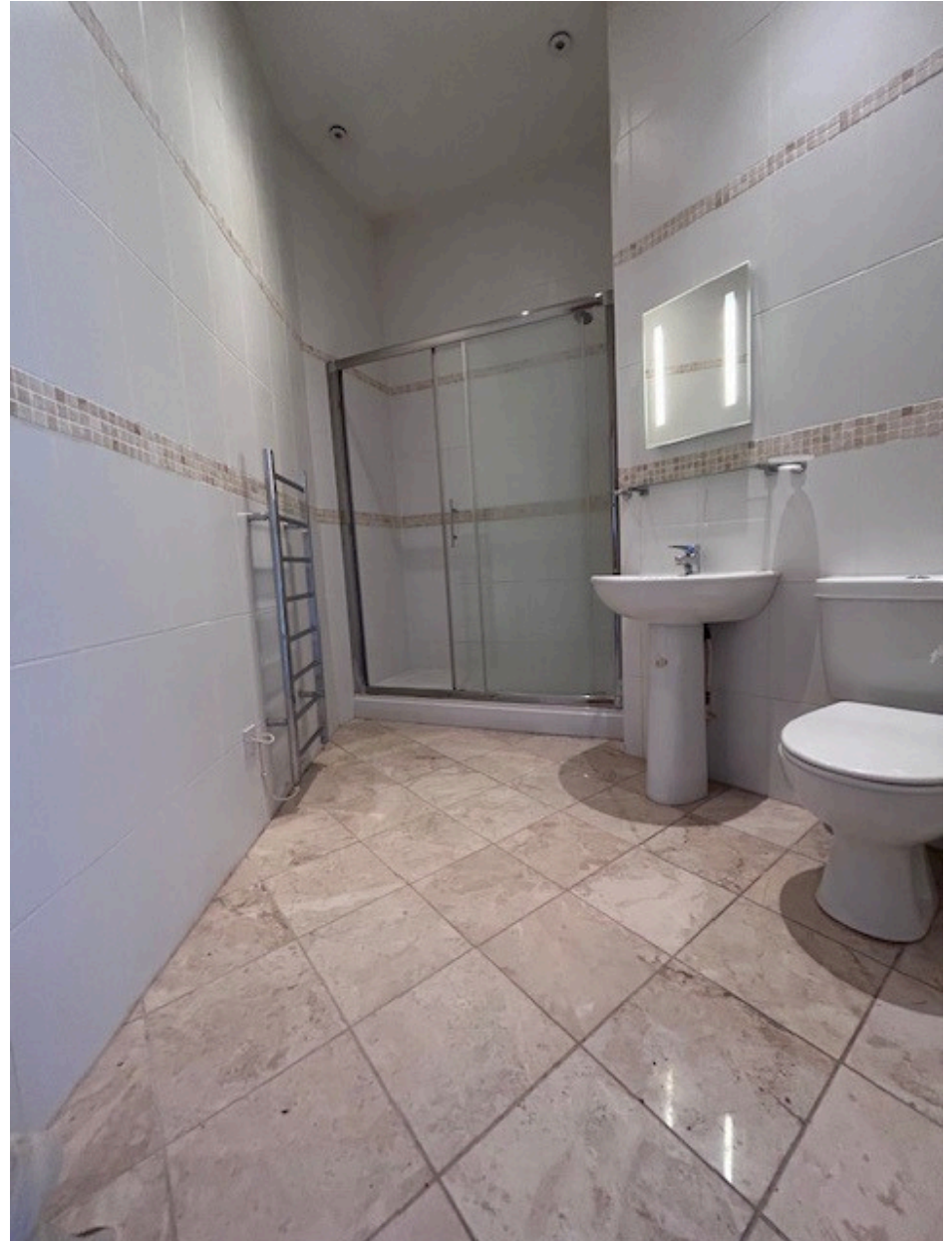














## Recent refurbishment works undertaken -

Brand New Oil Fired Central Heating

New DS2 Drainage System - fitted by Binders

Sumptuous Fully Fitted Kitchen

New Family Bathroom

New UPVC Windows and Velux rooflight

Rewiring works

Totally redecorated inside and out

New Water and Electricity supply and meters

Quality Boundary fencing and landscaping

New flooring and carpeting throughout



# Outside

This south facing barn occupies a prime hill top location overlooking open rolling countryside. It is approached via a long, private, tree lined driveway leading up to a five bar gate. There is a shingled parking area, with electric vehicle charge point, with adjacent open lawns.

A pathway leads past a large, fully fenced-in pond to a further private lawn area all enclosed by new fencing. Large Large Garden Shed with full power and lighting with adjacent concrete hardstanding to one side and shingle courtyard to the other side with plenty of space for additional storage. Wooden gate opening to further enclosed, private courtyard garden with raised flagstone patio, lawn and mature shrubs.

A real suntrap with fabulous views.

There is a high wooden fence separating the two properties to ensure privacy.



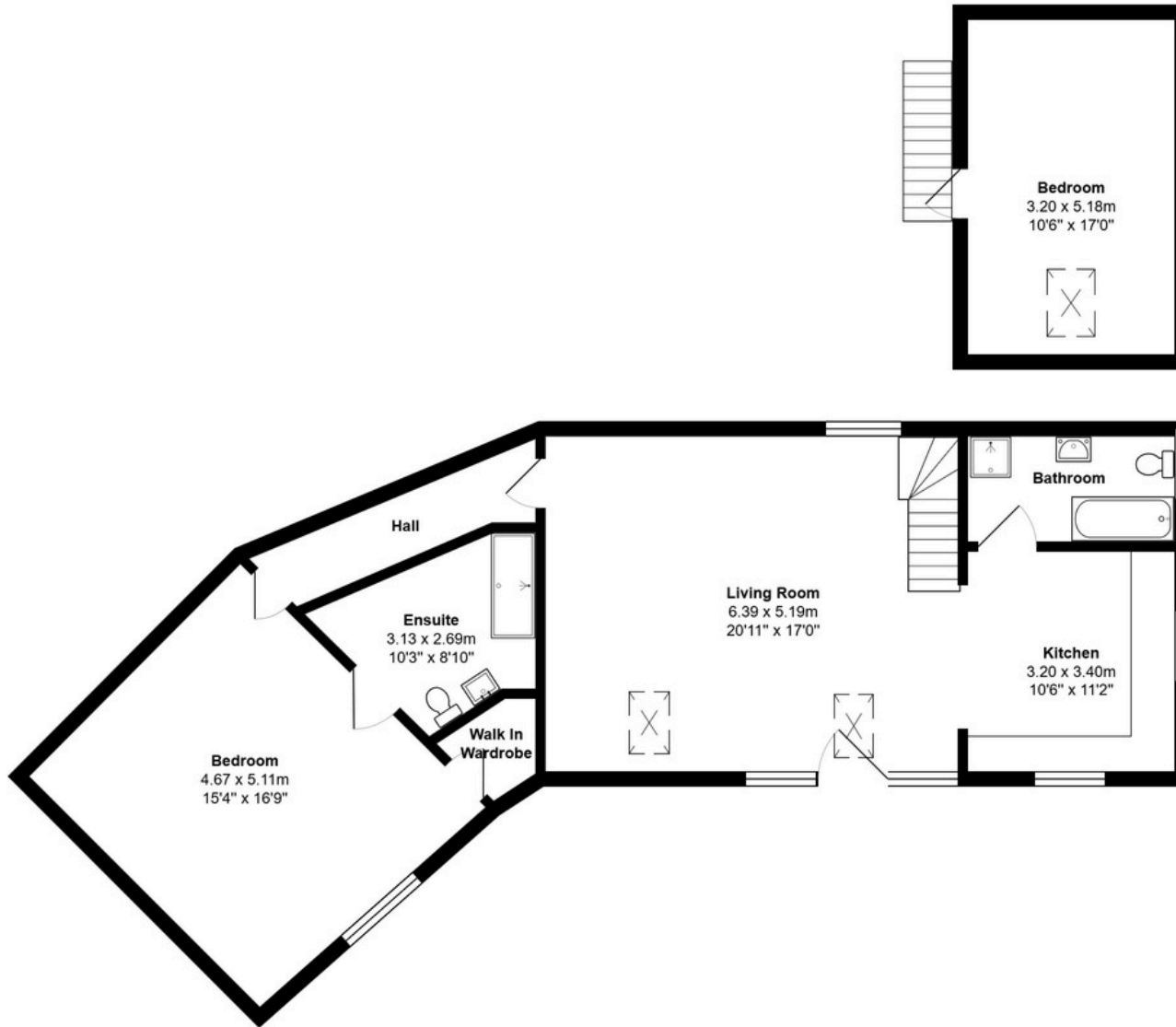












Total Area: 106.5 m<sup>2</sup> ... 1146 ft<sup>2</sup>

All measurements are approximate and for display purposes only









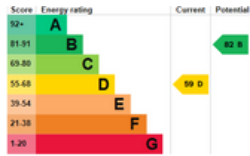






## Services

We understand from the vendor that mains water and electricity are connected to the property. Oil fired central heating. Drainage is via new DS2 treatment system.



## Possession

Vacant possession upon completion. Chain Free.

## Council Tax Band

Mid Suffolk - Band to be confirmed - 2024/2025

## What Three Words

///fountain.best.bearable

## Directions

From Ipswich travel in a northerly direction on the B1077. At the junction with the A1120 turn left and then immediately right returning on to the B1077. Proceed into Debenham turning left into Low Road by the veterinary practice.

Continue left on Low Road for about 0.8 mile, where the driveway for Poplar Hall Barn will be found on the left hand side.

## Agent's Special Note

The Vendor is Managing Director of Fine and Country Ipswich & Woodbridge. Please accept this notice as full disclosure.

## About The Area

The village centre of Debenham is just one mile from Poplar Hall Barn South. The village has an extensive range of local amenities to include Doctors Surgery, Dentist, Cafe, Gift Shop, Antiques Shops, Newsagent, Butcher, Hairdressers, Public House, Baker, Large Hardware Shop and good sized CO-OP store (open seven days a week).

There is a well supported Community/Leisure Centre, village Primary School and the highly regarded Debenham Academy High School. Regular bus services to the County town of Ipswich.

Debenham is about 12 miles north of Ipswich, 6 miles west of Framlingham and 8 miles east of Stowmarket. The main A140 trunk road to Norwich is just a few minutes away and the main A14 trunk road to Cambridge/Midlands is just 10 minutes drive. There are regular main line railway services from Stowmarket to London Liverpool Street - 85 minutes and from Ipswich 70 minutes.

## Viewing Arrangements

Strictly by prior appointment via the Vendor's Sole Agent - Fine and Country Ipswich - 01473 289 700  
After normal office hours please contact Mark Halls MRICS - 07770 814 748.





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