



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

FINE & COUNTRY

STUNNING HILL TOP LOCATION



A splendid opportunity to acquire a characterful, three bed roomed, attached converted barn in a prime hill top location, about 0.8 miles from Debenham. Uninterrupted panoramic views of the countryside provide peace and tranquillity and with accommodation extending to 2288 square feet and in good decorative order all you need to do is move in. This stunning home offers space and light and whilst close to a typically English village, provides easy access for commuters to Cambridge, Ipswich and London plus the beautiful Suffolk countryside and coastline.



KEY FEATURES

- A Fabulous Barn Conversion
- Superb Elevated Position With Spectacular Views
- Vast Living/Dining Room - A Great Entertaining Space
- Open Plan Kitchen Breakfast Room
- Three Bedrooms
- Excellent Work From Home Space
- Bathroom, Shower Room and Cloakroom
- Garage and Cart Lodge
- Generous Gardens - in excess of half an acre (stms)
- No Chain

This magnificent barn dates back to circa 1850 and was totally refurbished in 1989 by Eamonn McCabe, a well-respected photographer working for The Guardian newspaper. The barn has amazing views in all directions across farmland and offers flexibility of use within the large family room which could be segregated further to create zones as required. Currently used as one large space with fabulous wood burner it is brimming with the feeling of space and light, and together with the amazing grounds is just good for the soul.

Step Inside

Enter this characterful home via a large fully glazed solid oak door with matching glazed panels into a beautifully bright entrance hall with practical slate tiled floor - plenty of room for your coats and boots plus easy access to the boiler room, CCTV/Alarm monitor and control base along with storage. Through a door into the internal hallway, you find the fully tiled family bathroom with bath and shower, a separate shower room and separate WC all with gorgeous, tiled slate flooring. At the end of the hallway a door takes you to a fabulous kitchen and dining area with patio doors to the garden. From the kitchen you can walk through to a vast sitting/dining/family room with patio doors again to the garden. A small pine staircase leads to the principal bedroom, a real gem being ground floor and dual aspect with wooden floor and exposed beams.

Personality & Purpose

This barn has been renovated with sensitivity to the original fabric of the building with beams preserved and materials used that are in keeping with the home's history. The rustic atmosphere has been combined so well with modern chic, the wooden and slate floorings and kitchen cabinetry all made of materials that last yet blend style with practicality. The amazing open plan entertaining space measuring approximately 40ft x 20ft has exposed beams to walls and ceilings along with the large wood burner on a stone hearth giving the room a welcoming feel and warmth throughout. Double French doors with matching side and overhead glazed panels either side allow ample light too. Recently fitted colour coded UPVC double glazed windows and doors add to the aesthetics and the practicality for modern living.





KEY FEATURES

Compliments To The Chef

The kitchen/dining room is a great square space with heavily timbered vaulted ceiling and large upright oak beams. Fully glazed French doors open to the courtyard garden, making alfresco dining easy and allowing guests to chat to the cook. With stainless steel sink, light oak cabinetry, integrated Bosch dishwasher, Cuisine Master electric double oven with grill and 5 burner hob there is space still for a fridge freezer and free-standing table for eight guests. Cooking up a feast will not be a chore in this room and with spotlights and dimmers the ambience is yours to enjoy. Segregated by tall oak beams on a red brick plinth you can chat to guests in the home office area and living space.

Exploring Upstairs

Two sets of stairs lead to two wonderfully separate bedrooms both with roof lights, exposed beams and carpeted. This gives privacy and offers potential to re purpose these rooms as home office, gym, playroom or hobby areas. The choice is yours with the versatility the barn offers.

Step Outside

The home is approached by a long sweeping gravel driveway and sits in about half an acre of grounds with wonderful views. There is plenty of parking space for family and friends with a double cart lodge and a garage. The private, sun trap, courtyard garden can be accessed from both the kitchen and the family room, making entertaining easy for summer barbecues and alfresco afternoon teas. This garden space combines well with the extensive open lawns, shaped shrub and flower borders plus trees including silver birch, oriental and flowering cherry. The grounds all enjoy a south facing aspect and are enclosed by post and rail fencing with galvanized steel mesh fencing to keep children and pets secure and unwanted wildlife out.

On The Doorstep

Debenham benefits from excellent local amenities including a small supermarket, butchers, greengrocers, hardware store, newsagents, tea shop, post office, doctors' surgery, veterinary practice, public house and leisure centre along with both primary and high school – just everything you need for day to day life.





















INFORMATION



How Far Is It To....

Just a short drive takes you to the historic market town of Framlingham, complete with medieval castle, and offering schooling in both state and private sectors. For commuters Ipswich and Stowmarket both offer further amenities including mainline railway stations, with regular services to London's Liverpool Street scheduled to take approximately 65 minutes and 85 minutes respectively, whilst the A14 trunk road provides access to Bury St Edmunds, Cambridge and the Midlands. For beach lovers Aldeburgh and Southwold are just a short drive and offer cafes, pubs and independent shops. Debenham village centre with all its facilities and amenities including a leisure centre a supermarket and a selection of independent traders and its own doctor surgery is just a mile from the property.

Directions

From Diss head south on the B1077 to Debenham. From Debenham turn left into Low Road by the Veterinary Practice. Continue left on Low Road for 0.8 of a mile and the driveway for Poplar Hall Barns will be found on the left hand side.

From Ipswich head north on the B1077, left at the A1120 junction, then immediately turn right back onto the B1077, continue for approximately 2 miles then turn left at the Veterinary Practice. Continue left on Low Road for around 0.8 of a mile and the driveway for Poplar Hall Barns will be found on the left hand side.

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... What 3 Words Location - //carrots.triathlon.guesswork

Agents Note

The Neighbouring Barn may be available by separate negotiation.

Planning has been passed for the addition of a bedroom with en suite plus an en suite and dressing room to the principal bedroom. Planning reference no is DC/23/03887.

Services, District Council and Tenure

Mains Water and Electricity

Oil Fired Central Heating

Drainage – Private Treatment Plant, Klargest

Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

Mid Suffolk District Council

Tenure ; Freehold

Agent's Special Note

The Vendor is Director of Fine and Country, Please accept this notice as full disclosure.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.

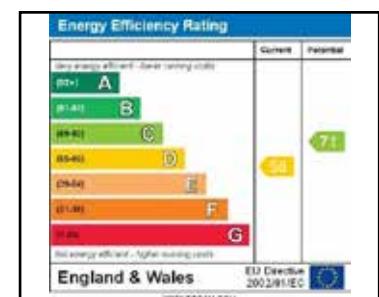


GROUND FLOOR
1924 sq.ft. (178.8 sq.m.) approx.



Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





POPLAR HALL
BARN

FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

**THE FINE & COUNTRY
FOUNDATION**

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To find out more please visit fineandcountry.com/uk/foundation

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