



The Oaks
Carlton Road | Carlton | Suffolk | IP17 2QL

FINE & COUNTRY

MORE THAN MEETS THE EYE



“With its brick and part-boarded elevations so typical of Suffolk architecture, this barn has enormous appeal. Yet this is no ordinary conversion – in fact it’s a bespoke build, finished to an incredibly high standard just a few years ago and beautifully decorated by an owner with a good eye for detail and a keen interest in interior design.

In a lovely green setting, just outside Saxmundham, you have everything you need on the doorstep and you’re perfectly placed for the glorious Suffolk coastline too.”



KEY FEATURES

- An Immaculately Presented Barn Style House in the Village of Carlton near Saxmundham
- Two Bedrooms; Dressing Room/Bedroom Three
- Family Bathroom with Roll Top Bath and Walk In Shower
- Kitchen/Dining Room and Ground Floor WC
- Sitting Room with Wood Burner
- Beautiful, High Quality Fixtures & Fittings Throughout
- Only 5 Years Old with a Further 5 Years Remaining on its Building Warranty
- Under Floor Heating with Radiators Serving the Rooms Upstairs
- LPG Gas Heating with Tanks Underground
- Off Road Parking for Several Vehicles
- Within Very Easy Reach of Saxmundham and Aldeburgh
- The Accommodation extends to 1,044sq.ft
- Energy Rating: B

It's easy to see the appeal of this one-off barn – it's pretty as a picture and sure to win you over from first glimpse, but it also has a beautiful, spacious and light interior with a comfortable flow to the rooms. Close to the coast and to the A12, it's a great base from which to enjoy everything this desirable area has to offer.

Beautifully Bespoke

The barn was built in 2020 by a well-respected local family firm and the owner was drawn here by the lovely green setting, accessible location and the delightful character of the property. She was able to have input into the finish, adding extra insulation to keep the barn wonderfully warm (the heating rarely kicks in!) and to include beams that enhance the character, plus a log burner that provides a cosy atmosphere. During her time here, she has decorated throughout, enjoying putting her own stamp on the property and creating a most attractive and stylish home in the process. There's no work to do – it's immaculate but also feels very homely and comfortable.

Sunny And Sociable

You enter the barn to the side, coming into the open plan kitchen diner. This is a lovely room, spacious with plenty of storage and preparation space, as well as a room for a large table, creating a nice sociable feel. A large window frames the green outlook beyond. The kitchen is open to the sitting room at the other end of the barn, complete with double doors to the south. Sunshine pours into the ground floor as there are also large windows to the east in between the two rooms to maximise the light.





KEY FEATURES

Also on the ground floor is a cloakroom and a further room that the owner uses as a dressing room. This could be a bedroom or home office if preferred. Upstairs there are two good size double bedrooms and a large bathroom with a feature rolltop bath and separate walk-in shower. The galleried landing and open stairs, plus a large dormer, keep the first floor as bright and attractive as the ground floor.

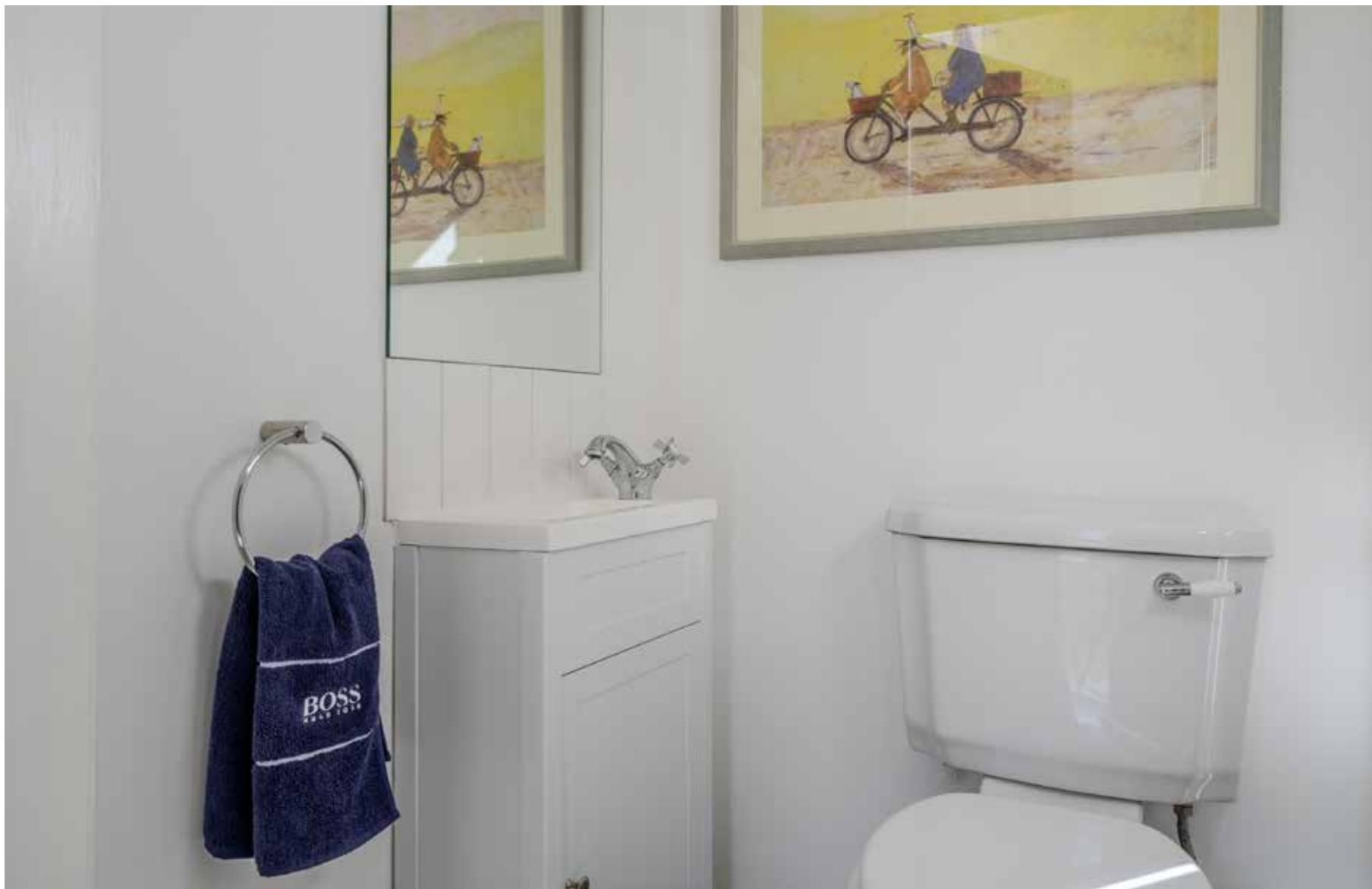
Perfectly Positioned

The garden here is small but wraps around every side of the barn, so you can follow the sun around all day. You're surrounded by mature trees, so you have lovely green surroundings and lots of birdlife. The owner enjoys the robins that she sees each day. There are good walks nearby, so it's perfect if you have a dog, while the pub around the corner and down the lane is a popular spot for refreshment. The village here is small and very quiet, but there's plenty happening in Saxmundham, less than a mile from your front door. Shops, schools, sports facilities and more – you'll find it all here. Having the A12 nearby means it's easy to travel around across the area, and of course you're close to the coast, whether you want to head up to Southwold and Walberswick or down to Aldeburgh and Thorpeness.





















INFORMATION



On The Doorstep

Carlton is conveniently situated halfway between Ipswich and Southwold, astride the A12 road. Public transport is provided by rail, with Saxmundham Railway Station being on the Ipswich to London line. Local children attend primary in Kelsale or Saxmundham with other good secondary schools at Leiston, Framlingham, Woodbridge or Southwold.

How Far Is It To?

Carlton is in a great location with amenities close by. There is a large Waitrose and Tesco's at Saxmundham, which is only a 5-minute drive down the road as well as a train station with good connections back into London. Aldeburgh is only 15 minutes away with plenty of unique and independent shops and restaurants with Southwold not being much further up the Norfolk Coast.

Directions - Please Scan QR Code Below

From Beccles take the A145 London Road until you reach Blythburgh, turn right onto the A12 and continue along this road through Yoxford. Follow the road for 3 miles and then turn left at the road sign for Carlton & Theberton. Once you make this left the house will be immediately 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... rebounder.airbag.complies

Services, District Council and Tenure

LPG Central Heating for Underfloor Heating & Radiators, Mains Water
Private Drainage Via Treatment Plant
Ultra Fast Broadband Available

Please see www.openreach.com/fibre-checker

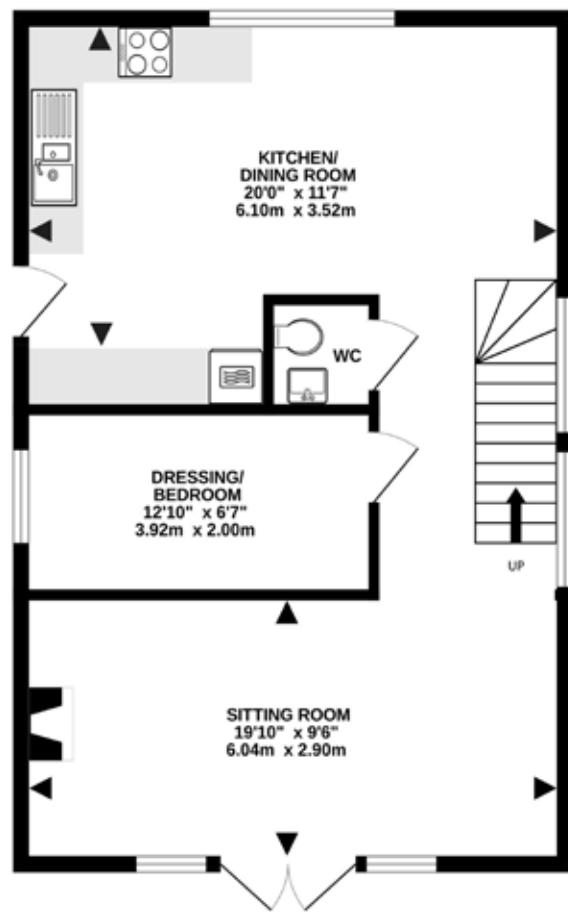
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

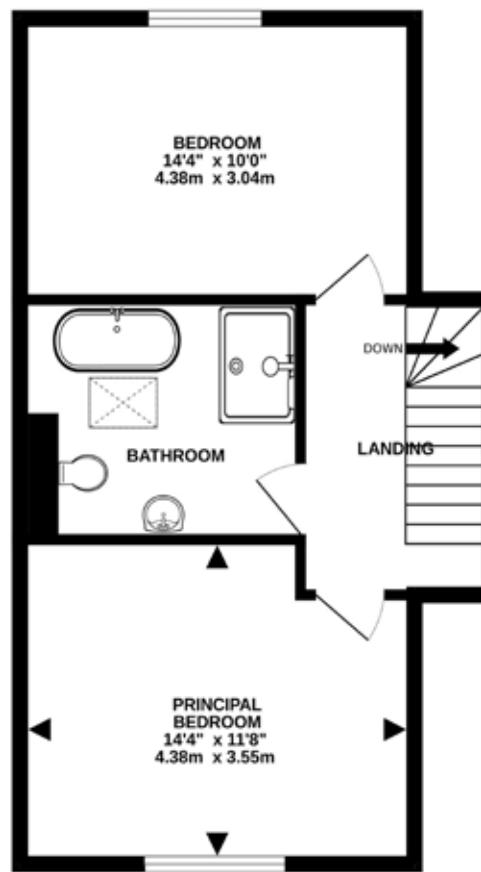
East Suffolk Council - Council Tax Band D

Freehold





GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

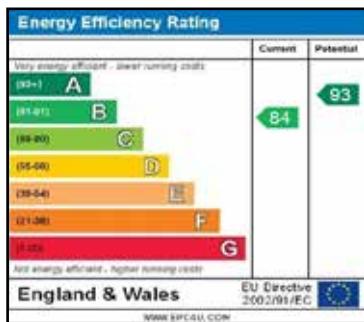


1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.

TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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