



POPLAR FARM BARN

Swaffling | Suffolk

£775,000

JENNIE JONES
EST. 1993

ESTATE AGENTS





A BEAUTIFUL 17th CENTURY RED BRICK BARN CONVERSION WITH ANNEXE

Main Barn

- Entrance Porch
- Sitting Room
- Open Plan Snug and Dining Room
- Farmhouse Kitchen
- Cloakroom
- Utility Room
- Galleried Landing
- Three Bedrooms
- Two Ensuites
- Family Bathroom

Annexe

- Open Plan Living Area Kitchen / Dining / Sitting Room
- Shower Room
- Two Bedrooms

Outbuildings

- Double Garage & Workshop
- Study / Office
- Brick Built Barn

Saxmundham - 3 miles / Woodbridge - 12 miles / Framlingham - 4 miles





The Property

Poplar Farm Barn is a truly special and thoughtfully converted barn, discreetly positioned behind gates concealing a sheltered and private walled garden in the heart of the Suffolk countryside.

The main barn offers beautifully balanced accommodation that blends traditional character with modern efficiency. Entry is via a glazed porch into a welcoming entrance hall, leading through to a magnificent sitting room centred around a striking inglenook fireplace with wood-burning stove a wonderful focal point and perfect for cosy evenings.

The ground floor continues with an open-plan dining room/snug, with stairs rising to the first floor, alongside a useful cloakroom. The farmhouse-style kitchen is both practical and elegant, fitted with quality units and benefitting from underfloor heating, and is complemented by a separate utility room.

Upstairs, a galleried landing leads to three beautifully proportioned bedrooms, including two with en-suite facilities, as well as a family bathroom. Throughout the first floor there is an abundance of exposed timbers, vaulted ceilings and natural character, creating a sense of space and warmth rarely achieved.

Courtyard Cottage (Annexe)

The annexe, known as Courtyard Cottage, is completely self-contained and immaculately presented, offering excellent flexibility for guests, extended family or holiday letting (currently operated as a furnished holiday let)

Entered via a charming stable door, the accommodation comprises an open-plan living space with a well-appointed kitchen area including integrated oven, microwave, ceramic hob and dishwasher. The sitting area features a wood-burning stove, creating a cosy and inviting atmosphere.

There are two bedrooms served by a modern shower room with double cubicle and electric heating.

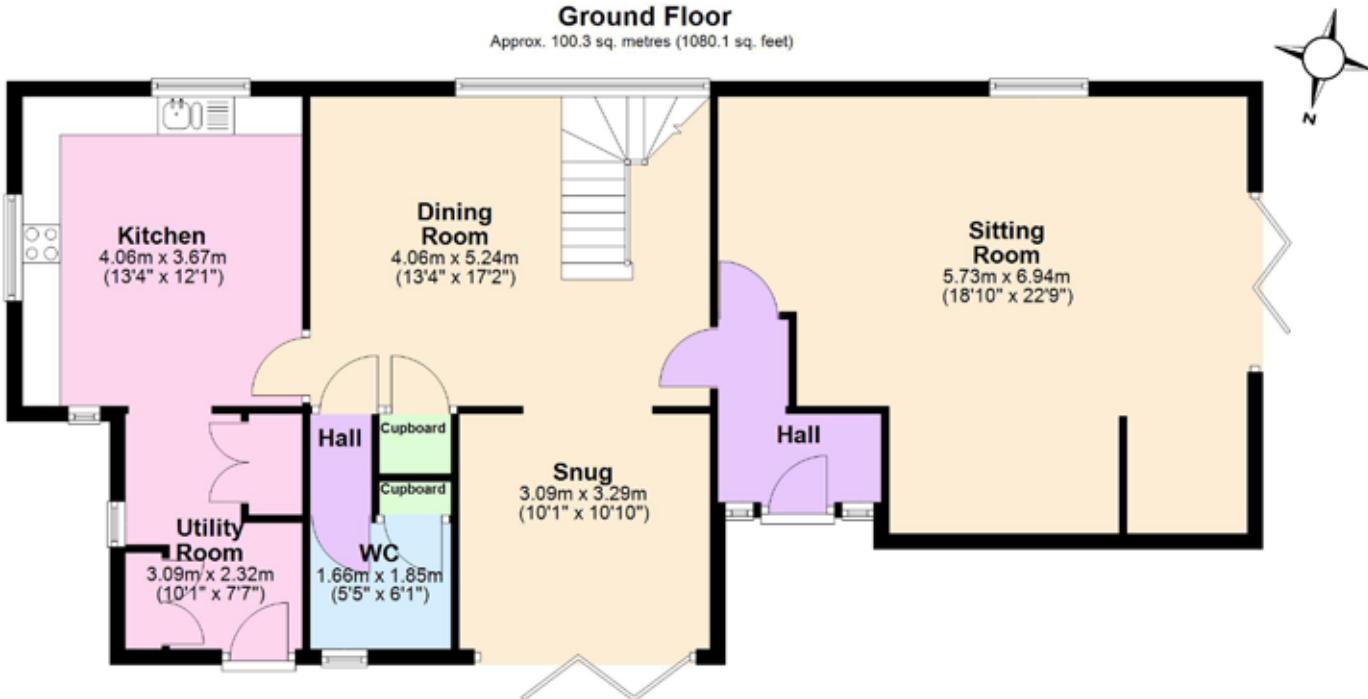
Outside

The property is approached via gates into a private walled courtyard setting providing parking for several vehicles. Attractively arranged and low maintenance, with a blend of paved and planted areas.



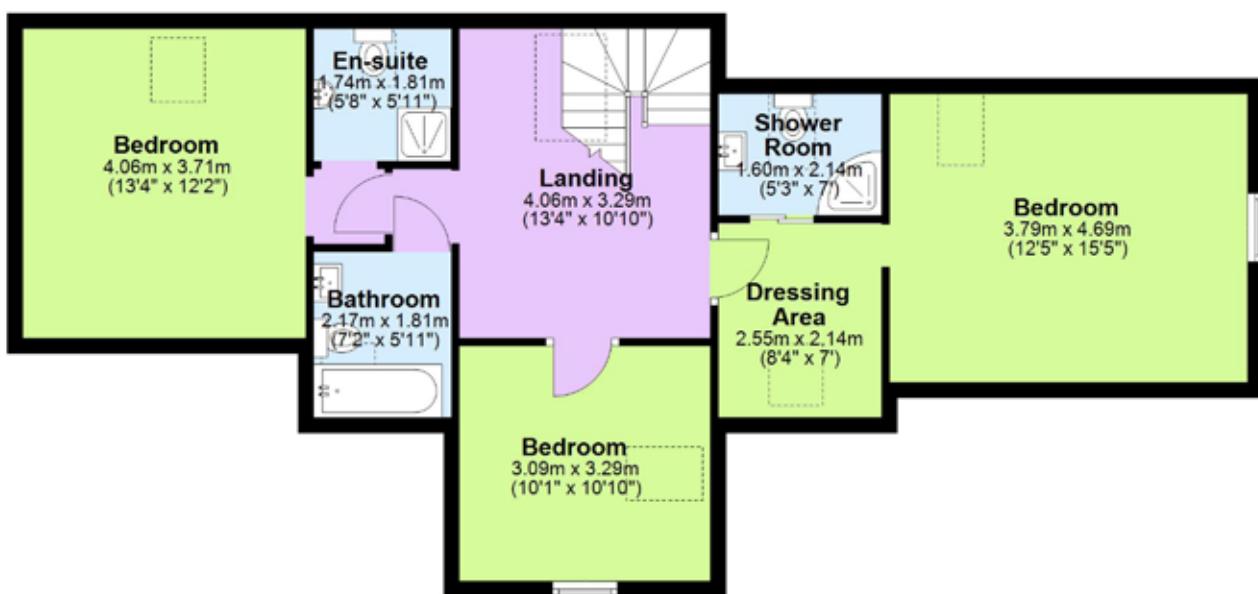
Ground Floor

Approx. 100.3 sq. metres (1080.1 sq. feet)



First Floor

Approx. 58.6 sq. metres (630.4 sq. feet)



Total area: approx. 158.9 sq. metres (1710.5 sq. feet)

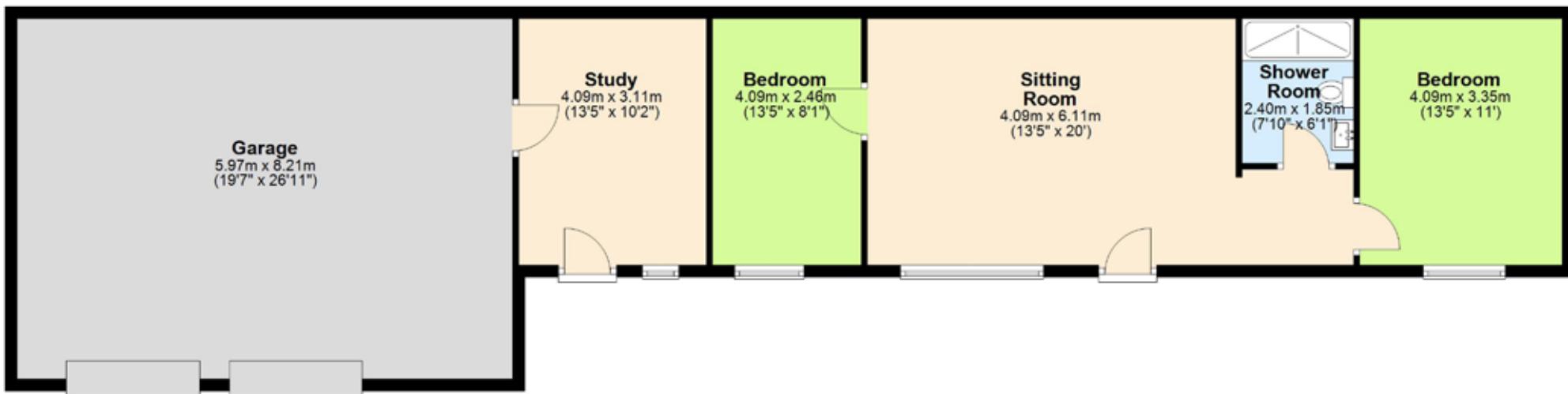






Ground Floor

Approx. 120.0 sq. metres (1291.9 sq. feet)



Total area: approx 120.0 sq. metres (1291.9 sq. feet)



Additional outbuildings include a double garage and workshop with roller shutter doors, a useful brick-built store and a separate office/study, ideal for home working.

Services

Mains Water & Electricity
Private Drainage Treatment Plant

Council Tax & Local Authority

East Suffolk Council
Poplar Farm Barn - G
Courtyard Cottage - Business Rates

Energy Performance Certificates -

Poplar Farm Barn - B
Courtyard Cottage - F



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Jennie Jones

26 High Street
Saxmundham
Suffolk
IP17 1AB

www.jennie-jones.com
01728 605511

All enquiries:

saxmundham@jennie-jones.com

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