



The Old Barn House  
Bushey Lane | Hollesley | Suffolk | IP12 3RU

|  FINE & COUNTRY

# Amazing Spaces



This masterfully preserved 1896 barn conversion blends timeless craftsmanship with contemporary elegance. Set within a thriving village location near Woodbridge, with train station on hand for commuters, this three/four-bedroom remarkable residence including a separate converted barn cottage, is set in 1 acre of wraparound mature private grounds, a true Suffolk gem.

From ancient, weathered beams and exposed brickwork to a secret library door revealing a hideaway, every corner of this home tells a story and with modern luxury woven seamlessly throughout, this home is as comfortable as it is captivating and offers an atmosphere of refined country living, wrapped in character, warmth, and architectural drama.



# KEY FEATURES

---

- Historic 1896 Barn Conversion with Modern Elegance
- Grand Double-Height Lounge with Vaulted Ceiling
- Bespoke Cabinetry Crafted by Local Artisan
- Full of Character and Original Exposed Beams
- Includes Converted Barn Cottage & Double Garage
- Private Setting on a Generous Mature Plot
- Charming Speakeasy Room
- Moments from the Scenic Shores of Shingle Street
- A Unique Blend of Heritage, Craftsmanship & Space
- Peaceful Countryside Location



## Step Inside

Stepping into a thoughtful porch, there is space to decamp muddy boots after a country stroll, such a necessity in a country residence. From here you enter a stunning kitchen with practical slate floor, bespoke window shutters, crafted cabinets blending with beams, plus modern double fan ovens, an induction hob, and space for an American-style fridge freezer, allowing chefs all they need to cook up a family feast, with a large table to enjoy casual dining. It's a favourite spot in summer, remaining cool yet light - the perfect place to escape the heat of the day. The cloakroom is just to the side, and from the kitchen you step into the vast, vaulted reception room, with magnificent beam work and thoughtfully zoned spaces. A book nook or library area, with two armchairs perfectly positioned for morning papers and garden views, sits alongside a formal dining area enjoying picture window vistas of the grounds and a log burner. A music zone and a cosy sofa section by a further fireplace, overlooking trees and shrubs, make this the go-to spot in winter. The impressive fireplace runs floor to ceiling with exposed brickwork and a small staircase leading to a minstrel's gallery. To the right of the sofas is cupboard space known as the "priest's bolt hole". This vaulted space is wonderfully light, with floor-to-ceiling windows, and makes a fabulous entertaining area when family and friends come together for celebrations.



# KEY FEATURES

## Everybody Welcome

A converted barn cottage is also included, currently used as a bespoke working from home space, and conveniently separated from the main house keeping the work life balance intact. The office space would make a superb gym. Being north facing, into the walled courtyard, it is always a pleasantly cool and private space in summer. The kitchen, shower room and bedroom make it ideal for guests or multigenerational lifestyles and is accessible for those requiring one level living with the office becoming a sitting/dining area. If looking for ancillary income there is potential for premium holiday accommodation, subject to planning of course.

## Sleeping Soundly

In the barn, cleverly separated from the social spaces, the three ground-floor bedrooms (one currently used for home working) all offer access to outside terraces with peaceful views. The study and guest bedroom, with its own en suite complete with underfloor heating, open out onto a terrace, created by the current owners to make the most of morning sun. The principal bedroom boasts his and hers sinks and tasteful, high end décor offering a serene, spa like ambience. The private terrace off this bedroom faces south and is used by the current owners anytime from lunchtime onwards to chase the sun – imagine sitting here with a G&T overlooking woodland and listening to birdsong. Stairs from the dining end of the great room lead to a landing, ideal as a spot for peaceful ironing, and leads via library shelving to a secret hideaway. This makes an ideal teenager's den, large enough for bed, desk, and social space and with its own private bathroom and it also lends itself well as a nursery suite for visiting families with young children.

















# KEY FEATURES

## Step Outside

Nestled within a generous, mature plot the property enjoys a tranquil country garden with established trees and natural privacy. The current owners added a new driveway sweeping round to a walled courtyard and double garage and have created defined areas within the gardens. An established pond attracts a variety of nature at the far end of the grounds, whilst mature woodland, where a hammock swings between trees in summer, offers a different atmosphere. In the working part of the garden, raised beds for growing your own veggies and a spectacular dahlia bed provide a feast for the senses in the warmer months with the smell of herbs and colourful floral displays. The whole grounds are enclosed making it a safe haven for children and pets. The courtyard has an inner gate too, ideal when wanting to keep the menagerie a little closer to hand.

## On The Doorstep

Nestled on the beautiful Suffolk Coast, Hollesley is a thriving village benefiting from a friendly pub that serves food, a garage for car servicing, a Morrisons shop, a post office, and a well-regarded village primary school. The active village hall offers regular events and seasonal get-togethers, and also produces a community magazine. Alderton, just five minutes away, provides a highly regarded GP surgery. Nearby Woodbridge boasts an Ofsted-rated 'Outstanding' secondary school, Farlingaye High, and the sought-after independent Woodbridge School.







# KEY FEATURES

---

## How Far Is It To....

The surrounding area offers much to enjoy whatever you're looking for – village pubs in nearby villages, fine dining at The Unruly Pig in Bromeswell and The Greyhound in Pettistree, and cultural gems like Snape Maltings, Sutton Hoo, and the Suffolk Heritage Coast (with pretty towns like Southwold and Aldeburgh to explore). Outdoor nature lovers benefit from unspoilt landscapes and Rendlesham Forest, which offer endless opportunities for walking and cycling, while the River Deben presents opportunities for sailing. For commuters, Melton and Woodbridge offer rail links to Ipswich and London Liverpool Street (just 90 minutes away).







# INFORMATION

---



## Directions:

Continuing along Heath Road from Woodbridge go past RAF Woodbridge, signposted towards Hollesley, continue this straight stretch, driving through the forest and open commons, without turning off at any of the smaller side roads. Continue following the signs into Hollesley, turn right onto The Street following the road until it becomes Alderton Rd just over a small hump-back bridge. Turn right onto Bushey Lane, follow this to the end of the lane and The Old Barn House is the last property on the righthand 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 ////notifying.lovely.geologist

## Services, District Council and Tenure

Oil Central Heating - Mains Electricity & Water

Private Drainage - Compliant New Sewage treatment plant

Broadband Available - Please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check

East Suffolk District Council - Band F

Freehold

---

Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA

Copyright © Fine & Country Ltd. NOTE all images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without permission



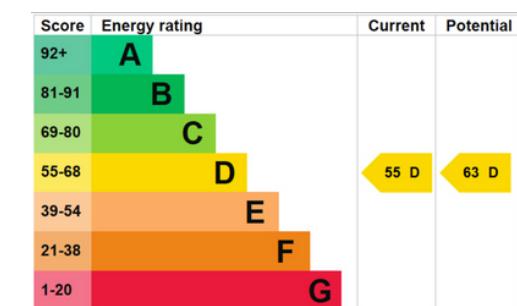


Approximate Gross Internal Area  
**Main House 3000 sq ft (278 sq m)**  
**Outbuilding 555 sq ft (52 sq m)**  
**Total 3555 sq ft (330 sq m)**

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

FINE COUNTRY

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.





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](http://fineandcountry.com/uk/foundation)



For more information or to book a viewing please contact:

Michael Warren | Licensed Property Partner

E: [Michael.Warren@fineandcountry.com](mailto:Michael.Warren@fineandcountry.com)

T: +44 (0)1394 446 007 | M: +44 (0)7396 784 718

Fine & Country Regional Office  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG

