



Mendlesham Barn
Mendlesham | Stowmarket | Suffolk | IP14 5SG

COUNTRY CHARACTER



Welcome Home! This wonderful 6-bedroom Grade II Listed barn conversion offers character and versatility, with soaring vaulted spaces, meticulous joinery, exposed brickwork, and warm wood burners, combining authentic barn character with comfortable family living. The versatile layout offers potential for multi-generational living, guest accommodation, home working, or creative use, while generous outbuildings present exciting possibilities for further development (STPP).



KEY FEATURES

- Superb Grade II Listed Barn Conversion
- Magnificent Drawing Room with Huge Vaulted Ceiling
- Impressive Dining Hall and Family Room
- Three Ground Floor Bedrooms and Two First Floor plus Study/Bedroom 6
- Kitchen with Bespoke Fitted Units
- Useful Utility Room with Pantry and Cloakroom
- Generous Outbuilding – Potential Annexe STPP
- Around an Acre (stms) of Wonderful Grounds
- Offered with no Onward Chain

Having searched for five years to find the country home they wanted, the current owners fell in love with this barn the moment they saw it – it immediately conveyed a sense of calm, safety and privacy, a place where life slows down and the countryside can truly be enjoyed, yet was just 75 minutes by rail from London. The builder who undertook the conversion had worked for Buckingham Palace and was a perfectionist, so much so that there are no screws in the joinery, all dowels and joints, a wonderful bonus. The current owners installed ground source underfloor heating throughout the ground and first floor including specialist pipework and have enjoyed much lower running costs as a result and also added a water softener keeping limescale at bay and making maintenance easy. Whether gathering in the magnificent drawing room, entertaining in the impressive dining hall or enjoying family togetherness in the peaceful gardens including a quintessentially English duck pond, this is a home designed for relaxation and connection, with minimal effort.

Step Inside

The fabulous entrance to this barn conversion immediately sets the tone for the space and character within. Double doors open into a tiled entrance hall of impressive scale, large enough to accommodate a dining table or sofa, as well as providing a welcoming space to arrive and gather. Directly ahead, further double doors reveal the impressive dining hall, a wonderful entertaining space capable of hosting a crowd with the table alone seating 12. A floor-to-ceiling exposed brick fireplace with wood burner creates a warm focal point during the winter months, while double doors opening to the gardens allow cooling summer breezes to flow through to the entrance hall from the south to the north of the building. A door leads from the dining hall into the magnificent, vaulted drawing room, an ideal room for bringing family and friends together, where exposed beams highlight the heritage of the barn, and west-facing doors frame views of the garden. The current owner never tires of the upward view to the 350-year-old timbers and the meticulous joinery. The double-sided wood burner, twinned with the dining hall, ensures the barn is always warm in winter. To the left of the entrance hall sits the well-fitted kitchen with bespoke units, offering practicality and charm with a useful utility room just beyond, complete with pantry and cloakroom for everyday convenience.





KEY FEATURES

Beyond the dining hall, an internal hallway leads to the ground floor bedroom wing. One room is currently used as a home office, adjoining a larger bedroom, a configuration that could be ideal for families with young children or guests requiring accessible single level living. A third bedroom with beautiful, beamed walls benefits from its own ensuite WC, while a family bathroom with bath and shower serves the other bedrooms. The hallway continues to a boiler room and expansive boot room, providing practical access to the garage. This thoughtful layout means arriving home in poor weather is effortless; drive into the garage and step directly inside with shopping, children, or sporting equipment without ever stepping into the rain. Stairs from this corridor leads to a separate section of first floor accommodation.

A Lifestyle Business

A substantial workshop with large room above sits in the grounds, ripe for development to further accommodation. Whether used for visiting family, long term multi-generational living or as perhaps an Airbnb subject to planning, this outbuilding has enormous potential. With opportunity for guests to park right outside the building, it is already connected to plumbing and electrics and with its own wood burner, which in 30 minutes heats the space efficiently; this building could easily offer further flexibility and ancillary income if desired – a lifestyle business.

Upstairs Downstairs

Stairs rising from the centre of the barn lead to a first-floor wing full of versatility, offering excellent potential for multi-generational living or private guest accommodation. The main staircase opens onto a landing where a family bathroom, spacious bedroom and bright, family room can be found. From the family room, a further staircase leads up to a cosy snug, a delightful retreat ideal for reading, relaxing or enjoying quiet evenings. The views from here are exquisite – overlooking the lake and the grounds, a real retreat and the current owner has loved an early morning peaceful cuppa here before the rest of the house is awake, just taking in the beautiful vista. From the larger ground floor bedroom, stairs rise to a useful mezzanine level with storage cupboard, a charming nook that could serve as a reading corner and has been used for older children as an adventure sleeping area. A separate staircase from the boiler room corridor leads to two further bedrooms and a shower room, forming an ideal guest suite or teenage retreat. With external access via the boot room, this area could provide a sense of independence while still remaining part of the home. The flexibility of the sleeping accommodation within this barn allows three separate sleeping areas – amazing if entertaining guests or for those with a large family, or multigenerational needs.



























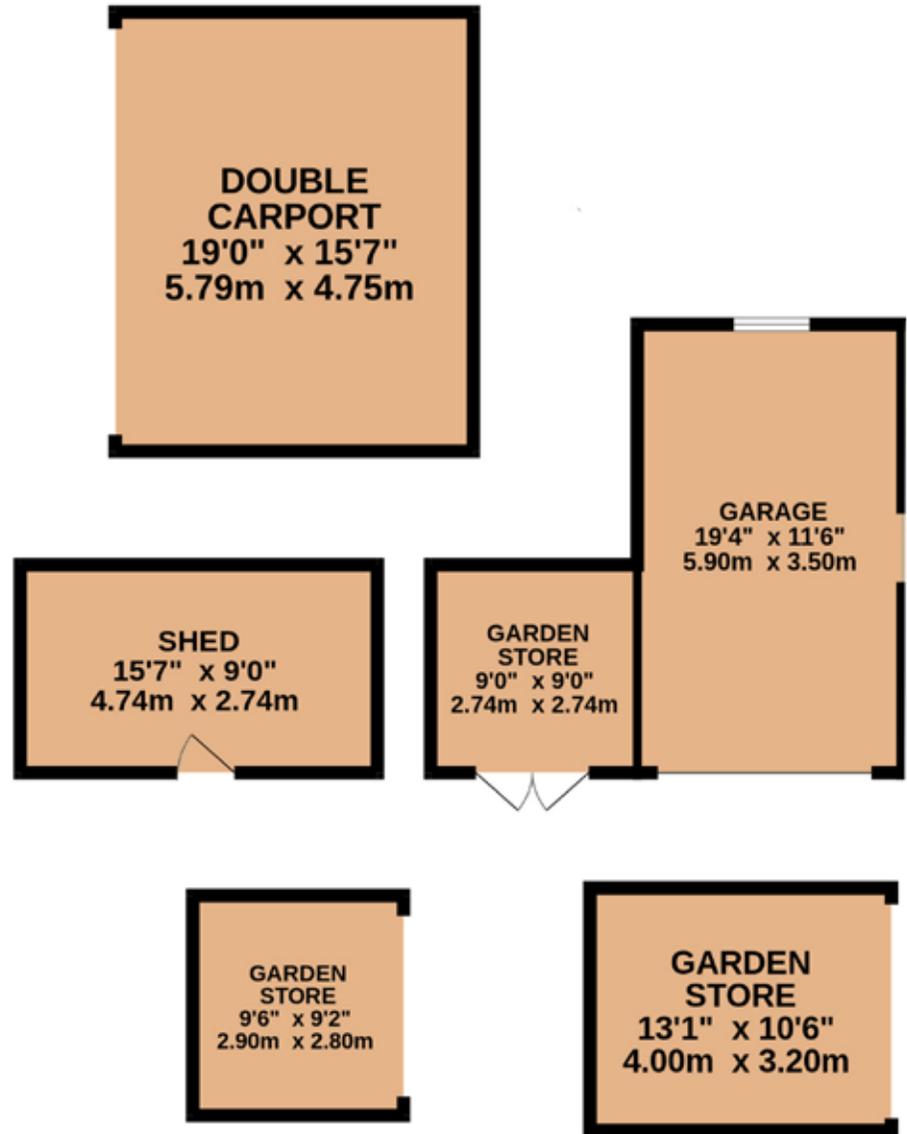
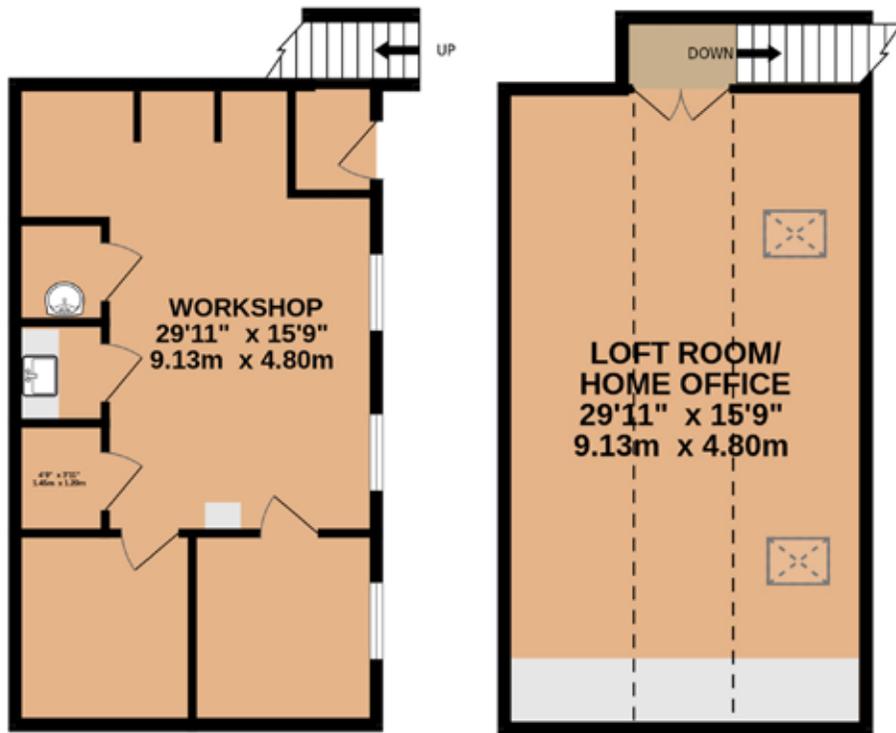








Workshop Building
with Loft Room/Office above



Plan B.

OUTBUILDINGS TOTAL FLOOR AREA (approx.)

Outbuildings: 1693 sq.ft (157.3 sq.m)

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.

INFORMATION



Step Outside

Approached via a sweeping gravel driveway, the property sits within a generous wraparound plot that immediately feels private and serene. Passing a pretty pond, where in summer up to 100 wild ducks visit, the drive leads to a large garage, double car port, and extensive parking area, with the familiar crunch of gravel announcing your arrival home. The gardens are mainly laid to lawn and bordered by mature hedging and established trees, providing both privacy and a beautiful natural backdrop throughout the seasons. Here the current owners have enjoyed BBQs from afternoon to late evening, taking in the last of the sun. A designated market garden area, cleverly screened by hedging, offers a wonderful opportunity for those wishing to grow their own produce and the owners have grown a variety of veg and berries. With greenhouses and ample cultivation space, this area is perfect for a sustainable lifestyle or simply enjoying time outdoors.

On The Doorstep

Mendlesham village offers a village store, public house, primary school, fish and chip shop, church, and health centre. The surrounding countryside offers endless opportunities for walking and outdoor pursuits, while maintaining easy access to nearby towns.

How Far Is It To...

The village is about 6 miles to the northeast of Stowmarket, offering a wider range of shops, cafés, and leisure facilities, as well as direct rail services to London Liverpool Street in 75 minutes plus services to Ipswich and Cambridge. Mendlesham is within about a mile of the A140 Ipswich to Norwich Road and has easy access to the A14 making commuting straightforward and road travel to London takes under two hours.

Directions

Proceed from the market town of Diss along Victoria Road taking a right hand turn past the Diss Golf Club. At the roundabout take the second exit and follow the road to the junction with the A140. Turn right onto the A140 and follow the road through the village of Brockford. Take a right hand turn signposted Mendlesham. Continue to the T junction and turn left then first right before the village sign onto a track. The property is located off this track on the right-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](https://www.what3words.com/) [///workflow.parties.scooters](https://www.workflowparties.co.uk/scooters)

Services, District Council and Tenure

Ground Source Electric Under Floor Heating

Mains Electricity & Water

Drainage - Septic Tank

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.

South Norfolk District Council - G - Freehold



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