



## Shop Street, Worlingworth, Woodbridge, IP13 7HX

Guide Price £350,000

OFFERING IMMENSE CHARACTER AND CHARM THIS MOST IMPRESSIVE BARN CONVERSION IS OF MASSIVE OAK TIMBER FRAME CONSTRUCTION. FURTHER BOASTING AN EXPANSE OF VERSATILE LIVING SPACE, RURAL VIEWS, SOUTHERLY FACING REAR GARDENS AND LARGE GARAGE.

- Immense character & charm
- Garage
- Vaulted ceilings
- Freehold
- Rural views
- Southerly facing rear gardens
- Council Tax Band D
- Grade II Listed



## Property Description

### Situation

Located in the idyllic north Suffolk countryside the property is found within the sought after and well regarded village of Worlingworth, enjoying a most pleasing position set back from the building line and overlooking rural farmland and fields, being one of three barn conversions in a private seduced situation. The historic market town of Eye and well served village of Stradbroke both offer an extensive range of day to day amenities and facilities to be found approximately five miles distance away whilst a mainline railway station can be found within the larger market town of Diss being found some twelve or so miles to the north east.

### Description

The property has been the subject of a significant refurbishment programme, having been completely re-built in 2012 by local builders to a very high specification with a great emphasis on attention to detail in retaining much of the original construction and keeping plenty of charm and character. Comprising of a three bedroom end of terraced property, the barn is Grade II Listed and of massive Oak timber frame construction under a pitch day tiled roof with colour wash rendered elevations, double glazed solid wood casement windows and doors. Throughout the property is presented in a most excellent decorative order, particular notice is drawn to the accommodation at first floor level with vaulted ceilings stretching some 14'9" (4.5m) in height.

### Externally

The property is approached via a shared single driveway leading to the barn and attached single garage, (measuring 19' x 9'3", 5.81m x 2.84m with double doors to front, power/light/plumbing connected, bolted loft space and storage in eaves, exposed timbers and beams). To the front of the garage there is enough car parking space for two cars whilst to the eastern aspect of the barn there is additional space for further off-road parking. The main gardens lie to the rear and greatly enjoy a southerly aspect taking in all of the afternoon sun, whilst being predominately laid to lawn and enclosed by close border panel fencing with good privacy. A paved terrace abuts the property and creates an excellent space for alfresco dining.

**The rooms are as follows:**

**ENTRANCE HALL:** 19' 10" x 6' 1" extending to 7' 8" (6.05m x 1.86m extending to 2.35m) A most pleasing first impression via solid Oak door to front and solid Oak staircase rising to first floor level, full length window to side enjoying views to the front over rural farmland. Internal solid Oak doors giving access to the kitchen/diner, reception room, utility and cloakroom/wc. Exposed timbers and beams.

**UTILITY:** 6' 3" x 5' 5" (1.93m x 1.67m) Found to the front of the property and with pleasing views. Wood effect roll top work surface with inset stainless steel sink and drainer. Space and plumbing below for automatic washing machine, tumbler dryer etc. Deep airing cupboard to side housing the water softener.

**CLOAKROOM/WC:** 6' 7" x 3' 2" (2.01m x 0.97m) Window to side aspect. Comprising of a matching suite with low level wc and hand wash basin. Tiled flooring.

**KITCHEN/DINER:** 20' 5" x 16' 6" (6.24m x 5.05m) A most impressive open plan kitchen being a double aspect room and flooded by plenty of natural light with views to the front and rear aspect. A floating island separates the two areas, whilst there is an extensive range of wall and floor units with integrated appliances comprising of a Neff double

oven, four ring electric ceramic hob with extractor above and integrated fridge/freezer. Heavily timbered and beamed throughout with open studwork leading through to reception room one.

**RECEPTION ROOM ONE:** 11' 7" x 16' 1" (3.54m x 4.92m) Another double aspect room with views to the rear and side aspects. Heavily timbered and beamed with further open stud work and archway connecting through to reception room two/office.

**RECEPTION ROOM TWO/OFFICE:** 8' 6" x 8' 1" (2.61m x 2.48m) Lending itself for a number of different uses, currently used as an office however would serve well as a snug if required.

**FIRST FLOOR LEVEL:** 11' 10" x 7' 5" (3.61m x 2.28m) A part gallery style landing with vaulted ceilings and exposed timbers and beams. Providing access to the three bedrooms and family bathroom.

**BEDROOM ONE:** 13' 5" x 16' 5" (4.10m x 5.01m) A most impressive and extremely large master bedroom again having vaulted ceilings with exposed timbers and beams. Found to the rear of the property and having the luxury of ensuite facilities to the side.

**ENSUITE:** 7' 2" x 8' 3" (2.19m x 2.53m) A modern and contemporary suite with corner tiled shower cubicle, low level wc and hand wash basin. Heated towel rail to side. Tiled flooring. Rural views to the front aspect.

**BEDROOM TWO:** 8' 4" x 16' 2" (2.55m x 4.94m) A spacious size double bedroom found to the side aspect of the house and being heavily beamed and timbered with vaulted ceilings.

**BEDROOM THREE:** 11' 11" x 8' 0" (3.64m x 2.46m) Again found to the side aspect of the property. Although the smaller of the three rooms, still a good double size room.

**BATHROOM:** 7' 0" x 7' 9" (2.14m x 2.37m) Presented of a high specification, the bathroom is in an immaculate condition with an impressive roll top bath with daw feet, low level wc and hand wash basin in white. Heated towel rail to side. Tiled flooring. Window to front aspect with elevated views over the rural countryside.

**OUR REF:** 7099



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

IP22 4JZ

[sales@whittleyঃparish.com](mailto:sales@whittleyঃparish.com)

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROUND FLOOR  
APPROX. FLOOR  
AREA 829 SQ.FT.  
(77.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1498 SQ.FT. (139.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2017

