A substantial five bedroom barn conversion, set in 1½ acres and occupying a wonderful position along a no-through road in one of East Suffolk’s most popular villages.

Entrance hall, sitting room, dining room, kitchen, snug, study, cloakroom and utility room.
Master bedroom with en-suite bathroom, four further bedrooms, bathroom and shower room.
Second floor attic room and attic storage.
60’ x 30’ barn. Gardens and grounds extending to, in all, approximately 1.5 acres.

Guide Price
£875,000 Freehold
Ref: P5961/J
Rose Farm Barn
Mutton Lane
Brandeston
Woodbridge
Suffolk IP13 7AR
Location
Rose Farm Barn is located along Mutton Lane, a no-through road very close to the centre of Brandeston; one of the area’s most popular villages. Brandeston is a thriving village with a good local pub, The Queen, and an impressive village hall, which is the centre for a wide range of village activities. The neighbouring villages offer further local amenities and there is an excellent range of local shopping, commercial and recreational facilities in the nearby towns of Framlingham, Wickham Market and Woodbridge. There are also a number of good primary schools in the surrounding villages, and Brandeston is the home of Framlingham College Preparatory School. The A12 is easily accessible at Wickham Market and links to the county town of Ipswich and beyond to the country’s main road network. Rail services run to London from Ipswich in about 70 minutes.

Description
Rose Farm Barn was converted in the late 1990’s into a substantial family house. As with most conversions, the accommodation has been designed around the integral structural elements of the building and, for the most part, these wonderful old timbers and rafters are exposed, forming delightful features of the individual rooms, particularly in the first and second floors.

The accommodation extends to nearly 4,000 square feet in all, and in recent years the vendors have undertaken some refurbishment works including the installation of porcelain floor tiles throughout the majority of the ground floor, repainting the kitchen units, installation of LED lighting throughout, refurbishing the shower room, replacing the boiler and installing a new pressurised hot water system, creating another garage and installing Photovoltaic panels on the barn. The barn also benefits from free broadband at 100 megabits per second (mbps) - see further information under Services.

In all, Rose Farm Barn extends to approximately 1½ acres with the majority of the gardens and grounds to the south, and these benefit from the sun throughout the day. Beside Rose Farm Barn is a former agricultural barn, and this provides useful garaging, workshop and storage facilities.

The Accommodation
The House

Ground Floor
A part glazed front door with fully glazed surround opens into the

Entrance Hall  19’6 x 12’6 (5.94m x 3.81m)
With stairs to first floor with carved hand rail and balustrading, understairs storage cupboard, cupboard containing the firehose, porcelain tiled flooring, recess LED spotlighting and wide opening through to the
**Sitting Room** 42'9 x 19'6 (13.03m x 5.94m)
A lovely reception area with the focal point being the exposed fireplace housing the double fronted Villager woodburning stove on a raised York stone hearth. Views across the patio, front garden and driveway beyond, radiators, recessed LED spotlining, TV point, exposed ceiling and wall timbers. Exposed central oak tie beam with chamfered edges. Porcelain tiled flooring and openings either side of the chimney through to the

**Dining Room** 19'6 x 13'10 (5.94m x 4.22m)
Another spacious reception area, which also benefits from the fireplace arrangement. Porcelain tiled flooring, exposed wall timbers, central oak tie beam with chamfered edges, range of built-in low level cupboards, views to the front and rear, radiator and opening through to the
Kitchen 17’5 x 13’10 (5.31m x 4.22m)
With bespoke fitted kitchen by Ashford & Brooks, comprising cupboard and drawer units with part granite and part wood worksurface over incorporating a butler sink with mixer tap and four ring Beko induction hob. The kitchen benefits from an electric Aga and there is also a central island unit with granite top incorporating sliding storage baskets. Recess for American style fridge freezer, integral Bosch dishwasher and Samsung oven and grill. Views to the front, side and rear. Porcelain tile flooring, part glazed stable door to the front and recessed LED spot lighting.
Snug 14’5 x 12’2 (4.39m x 3.71m)
With views over the side and rear gardens, exposed wall timbers, wood effect flooring, radiators, Sky TV cabling and telephone point.

Study 14’3 x 11’3 (4.34m x 3.43m)
With exposed ceiling and wall timbers, views over the rear garden, radiator, wood effect flooring, telephone point and range of fitted shelving.

Cloakroom
With low flush WC and pedestal wash basin with tiled splashback. Porcelain tiled flooring, radiator, spotlighting and extractor fan.

Utility Room 18’4 x 9’ (5.59m x 2.74m)
With part glazed stable type doors providing access to the front and rear garden. Roof lights and Porcelain tiled flooring. Fitted worksurface with recess and plumbing for washing machine together with vent for tumble dryer. Sink with tiled splashback and floor standing Grant oil fired boiler for domestic hot water and central heating. Range of shelved cupboards and plumbing connections for a water softener.

Stairs from the Entrance Hall rise to the

First Floor
Galleried Landing
With wonderful views over the driveway and front gardens. Exposed roof truss elements, radiator and doors off to

Master Bedroom 17’6 x 14’ (5.33m x 4.27m)
An impressive and spacious double bedroom with partly vaulted ceiling, exposed wall timbers and range of fitted wardrobes. Radiators, TV and telephone points and door to

En-suite Bathroom
With suite comprising panelled bath with mixer tap and shower attachment with ceramic tiled splashback, low flush WC and trough style sink with two mixer taps, mirror over and storage under. Heated towel rail, radiator and views over the rear garden and towards farmland beyond.
**Bedroom Two** 14’5 x 8’ (4.39m x 2.44m)
Currently used as a Dressing Room serving the Master Bedroom and with impressive exposed elements of the barn’s structure. Wood effect flooring, radiator and window providing views to the rear.

**Bedroom Three** 15’4 x 7’ (4.67m x 2.13m)
With exposed ceiling and wall timbers, together with window providing views over the front drive and garden. Radiator and TV point.

**Shower Room**
Recently refurbished and fully tiled with suite comprising a large walk-in shower enclosure, WC and mounted sink with mixer tap and shelving under. Heated towel radiator, LED lighting and extractor fan.

**Bedroom Four** 15’7 x 11’ 11 (4.75m x 3.63m)
Another spacious double bedroom with wonderful vaulted ceiling and impressive range of exposed ceiling and wall timbers. Views over the side garden towards farmland beyond. Radiators, TV and telephone points and low voltage lighting.

**Bathroom**
Fully tiled with suite comprising panelled bath with mixer tap and shower attachment. Shower cubicle with rainwater head, low flush WC and dual sink unit with separate mixer taps and mirror over. Recessed LED lighting, tiled floor and heated towel rail.

**Bedroom Five** 12’ x 10’ (3.66m x 3.05m)
Another room with a vaulted ceiling with exposed ceiling and wall timbers. Radiator, TV point and stairs, with understairs storage cupboard rising to a mezzanine floor area, 12’ x 9’ (3.66m x 2.74m)

A further door from the Landing provides access to
Office/Study Area  14'2 x 7' (4.32m x 2.13m)
With views over the front garden, two roof lights, TV point, exposed ceiling and wall timbers and stairs which rise to the

Attic Room  22'5 x 14'2 (6.83m x 4.32m )
Similar to the mezzanine bedroom being an area which could be used as an additional bedroom or alternatively an office or study area, subject to the necessary consents. The ceiling is vaulted with the majority of the roof trusses exposed and there is a large built-in storage cupboard housing the pressurised hot water tank. At one end of the room a door provides access to useful storage area, 14’2 x 8’2 (4.32m x 2.44m). There is also a high level door which provides access to an additional storage area measuring approximately 14’ x 8’ (4.32m x 2.44m).

Outside
Rose Farm Barn is set well back off Mutton Lane, which is a no-through road, approached via electric wooden gates that open on to a gravelled parking and turning area to the front of the property. A paved path, partly enclosed within a pergola, leads on to the main front door as well as additional doors that provide access to the Kitchen and Utility Room. There is a paved patio area immediately adjoining the front of the property, beyond which is an area of formal garden and this is mainly laid to grass but enclosed within established laurel hedging and well stocked borders.

Beside the parking and turning area is The Barn. This is subdivided internally to provide garaging, storage, a music room and area intended as a gym. The barn measures approximately 60’ x 30’ overall, with electrically operated roller shutter doors and power and light connected. Immediately to the front of the barn is an area of concrete hardstanding, together with an additional garage, which also benefits from an electrically operated roller shutter door.
Rose Farm Barn also benefits from an area of garden to the rear of the property, but the majority of the garden is to the south. This is mainly laid to grass, enclosed within established hedging and part post and wire fencing. There is also an orchard comprising cherry, quince, apple, plum and pear trees, as well as a vegetable patch with greenhouse. In all the site extends to approximately 1.5 acres.
Viewing  Strictly by appointment with the agent.

Services  Mains water, electricity and drainage.  Oil fired central heating.

Photovoltaic panels  The vendors have installed PV panels and these are owned outright with no third party leasing agreement.  Together with supplementing the electricity supply, these panels produce an approximate income of circa £1,000 per annum.

Internet/Broadband  Rose Farm Barn ‘hosts’ a dedicated ethernet connection on behalf of Fram Broadband.  This provides Broadband service to customers in the surrounding area.  We understand that a rolling lease agreement is in place with Fram Broadband.  No rent is paid by Fram Broadband, but Rose Farm Barn does benefit from free broadband at, we are advised, 100 megabits per second (mbps).

Council Tax  Band G; £2,690.15 payable per annum 2018/2019

Local Authority  Suffolk Coastal District Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789
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Need planning advice or architectural drawings?
If so, we would be pleased to assist — please call Jana Toogood ACIAT on 01728 621200.

Directions
Proceeding out of Framlingham in a southerly direction, take the turning on the right hand side signposted to Kettleburgh and Brandeston. Proceed through Kettleburgh and at the T-junction turn right and follow the road into Brandeston. On entering Brandeston turn right onto Mutton Lane just before The Queen public house and the property will be found a short way along on the left hand side.