

*A beautifully presented five bedroom barn conversion with separate studio/games room, landscaped gardens and separate paddock extending to just over 4 acres in all, close to Aldeburgh and the Heritage Coast.*

Guide Price  
£1,475,000 Freehold  
Ref: P6787/J

Watering Barn  
Watering Lane  
Sternfield  
Saxmundham  
Suffolk IP17 1QS



Entrance hall, kitchen/breakfast room, sitting room, dining room, snug/bedroom 4, cloakroom, utility/boot room/guest kitchen, guest sitting room, guest bedroom and shower room.

First floor galleried landing, principal bedroom with dressing area and en-suite bathroom, two further double bedrooms with en-suite shower rooms.

31' studio/games room with first floor office/gym above.

Landscaped gardens and grounds including a spa swimming pool.

Generous shingled driveway.

Adjacent meadow of nearly 3.5 acres (1.41 hectares).

Contact Us



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## Location

Watering Barn will be found along a no-through road, some 200 metres from the Aldeburgh Road (A1094) and forming part of the rural Parish of Snape Watering. The main village is under a mile from the property and benefits from two inns, The Golden Key and The Crown. Within one and a half miles is the world famous Snape Maltings Concert Hall, together with the acclaimed retail complex and Plough & Sail Inn, located on the River Alde. There are wonderful walks within the area, both along the river to Aldeburgh and Iken, and in the nearby forest. Sailing is to be found at Orford and Aldeburgh, and there are many golf courses in the area. Aldeburgh, which is less than five miles away, benefits from national and local shops, as well as a fantastic range of restaurants. There is a railway station in the market town of Saxmundham, which is approximately three miles away. Here there are also Waitrose and Tesco supermarkets.

## Description

Watering Barn is a beautifully presented barn conversion in a delightful rural location, but within easy access of Snape, Aldeburgh and the Heritage Coast. The conversion of this impressive 17th Century barn was undertaken by the current vendor during 2018/2019, creating a new home of the highest of standards for his family. The accommodation extends to nearly 3,750 square feet (348 sqm) in all, and comprises a double height entrance hall, that is overlooked by the galleried landing and this leads through to an open plan kitchen/breakfast room and sitting room arrangement that forms the central core of the barn. Leading from these areas is the separate dining room and snug/bedroom four. An adjoining single storage range was also converted, and this offers an annexe kitchen (or boot/utility room), sitting room and bedroom with en-suite shower room. With its own separate entrance this area could also be used by a dependent relative, or as a B&B/holiday let if required. On the first floor there is the aforementioned galleried landing that overlooks the entrance hall, together with the impressive principal bedroom suite with dressing area and en-suite bathroom, as well as two further double bedrooms that both benefit from en-suite shower rooms.

Outside the immediate gardens and grounds have been landscaped to an equivalently high standard, which includes a spa swimming pool. There is also a generous shingle driveway and a games room/studio with office/gym above. Adjacent to the property on the other side of the road is the meadow, which extends to nearly 3.5 acres (1.41 hectares). In all, Watering Barn extends to just over 4 acres (1.64 hectares). The vendor advises that many of the fixtures and fittings, including some of the chattels and the spa swimming pool, are available to purchase by separate negotiation.



























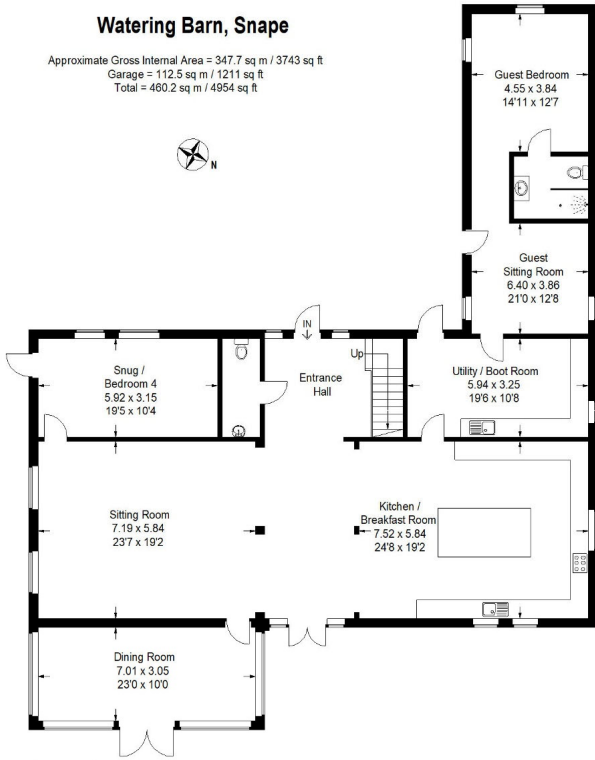




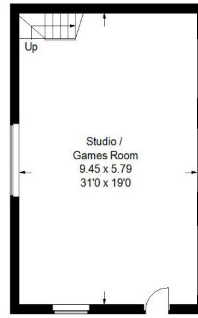


## Watering Barn, Snape

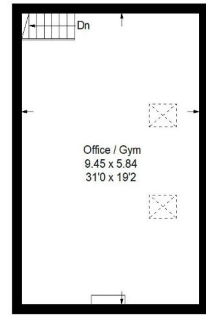
Approximate Gross Internal Area = 347.7 sq m / 3743 sq ft  
 Garage = 112.5 sq m / 1211 sq ft  
 Total = 460.2 sq m / 4954 sq ft



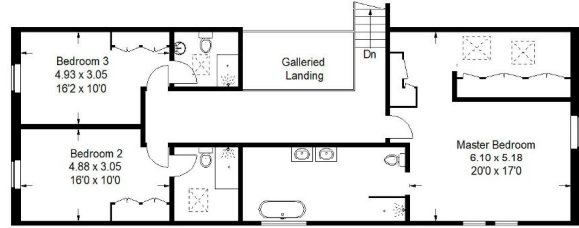
Ground Floor



Studio / Games Room - Ground Floor  
 (Not Shown In Actual Location / Orientation)



Studio / Games Room - First Floor



First Floor

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 Produced for Clarke and Simpson

## Site Plan - Indicative Only







*Viewing* Strictly by appointment with the agent.

*Services* Mains water, electricity and drainage. LPG fired boiler serving the underfloor heating, central heating and hot water systems.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = D (65)

*Council Tax* Band G; £3,452.95 payable per annum 2024/2025

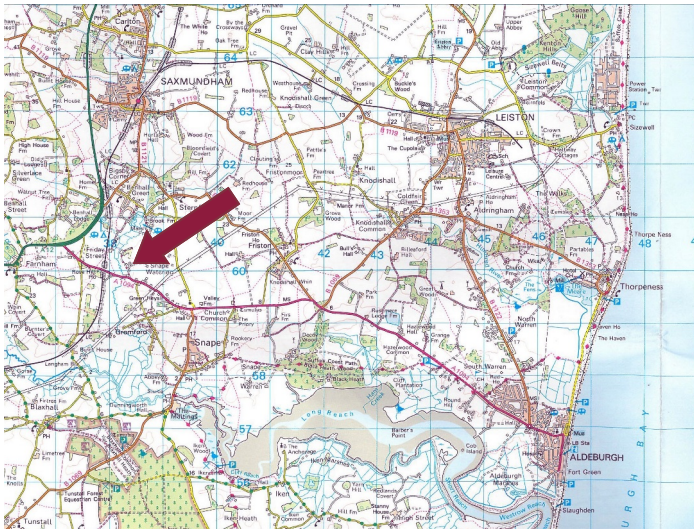
*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The Studio/Games Room and Office/Gym has recently been converted from the cart lodge/garage on site. Further information in relation to this is available from the agents on request.
4. The property comprises two separate Titles.
5. Prospective purchasers should note that works are being undertaken nearby by EDF to create a new nature reserve known as Benhall Fen. These works are due to be completed in August 2024.

*May 2024*





## Directions

Proceeding in a northerly direction on the A12, turn right onto the A1094 where signposted towards Aldeburgh and Snape. Continue along this road for approximately 2 miles, turning left onto Watering Lane where signposted. Continue along Watering Lane for approximately 200 metres and the property will be found on the right hand side.

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