

A three bedroom detached barn conversion with outbuildings, standing in an idyllic location, with grounds of almost five acres, within the parish of Charsfield, near Framlingham and Woodbridge.

Guide Price
£750,000 Freehold
Ref: P7209/C

Ivy Farm Barn
Hall Road
Charsfield
Woodbridge
Suffolk
IP13 7PN



Dining Hall, Sitting Room, Kitchen/Breakfast Room, Utility Room and Cloakroom.

Bedroom one with En-Suite Shower Room, two further double bedrooms and bathroom.

Landscaped gardens of almost an acre. Extensive parking.

Triple bay garage/cart lodge plus additional outbuildings.

Land and Copse.

In all, approximately 4.8 acres.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Ivy Farm Barn is situated in an idyllic location along a small country lane within the parish of Charsfield. Charsfield itself is less than a mile from the property and benefits from a well respected primary school with a new pre-school opening in January 2024 and also an excellent village hall with activities such as pilates, pub nights and WI. The property itself is situated 4 miles from Wickham Market which has a Co-Op supermarket, Post Office, doctors surgery and Vets. The town of Woodbridge is 6 miles with a wider range of shops and services and is popular for sailing and walks along the river Deben. The village of Kettleburgh with its popular public house The Chequers Inn is 3 miles and the pretty village of Easton, with its Farm Park and The White Horse public house is approximately 3.5 miles from the property. The A12 trunk road is close at hand, providing easy links to the coast with destinations such as Aldeburgh and Thorpeness approximately 15 miles to the east.

Description

Ivy Farm Barn is a converted brick and timber framed barn. It is understood to have been converted in the 1990s. Whilst a relatively small barn, it offers well laid out accommodation that includes a sitting room with wood burning stove, dining hall, kitchen/breakfast room, large utility room and cloakroom. On the first floor is a galleried landing, a principal bedroom with en-suite shower room, two further bedrooms and a bathroom. The barn stands in particularly pleasant, landscaped gardens adjacent to which is an extensive parking area and a triple bay garage/cartlodge with further store to the rear. There is also a greenhouse and additional store building. Beyond the gardens and buildings is land and a copse, with the grounds in all, extending to 4.8 acres.

The Accommodation

The Barn

Ground Floor

French doors to the front of the barn, flanked on both sides by windows provide access to the

Dining Hall

Stairs to the first floor galleried landing. South facing floor to ceiling windows overlooking the rear patio and garden along with French doors. Tiled flooring with underfloor heating. Recessed spotlighting. Internal windows and doors lead to the kitchen/breakfast room and sitting room and a further door to the



Cloakroom

WC and hand wash basin. Tiled flooring with underfloor heating.

Sitting Room 18' x 14'4 (5.49m x 4.37m)

A dual aspect room with south and west facing windows overlooking the grounds. Wood burning stove on a tiled hearth. Fitted bookshelves. Wall light points. Radiator. Large alcove.



Kitchen/Breakfast Room 18' x 13'5 (5.49m x 4.09m)

East and south facing windows overlooking the grounds and south facing stable style door to the rear patio. Tiled flooring with underfloor heating. The kitchen area is fitted with high and low level wall units with integrated electric oven with bottled gas hob above and extractor fan. Work surface with 2 stainless steel sinks with drainer and mixer taps above including a drinking water tap. Kitchen island with integrated microwave and granite work surface. Recessed spotlighting. A door opens to the



Utility Room 12' x 10'6 (3.66 x 3.20m)

A spacious room with east and west facing windows. High and low level wall units with space and plumbing for a washing machine, tumble drier and fridge. Timber work surface with butler sink and mixer taps above. Tiled flooring with underfloor heating. Control panels and batteries for the PV panels (see notes section).



The stairs from the ground floor hallway rise to the

First Floor

Galleried Landing

North and south facing windows. Vaulted ceiling and exposed timbers. Exposed floorboards. Radiators. Doors lead to the three bedrooms and bathroom.



Bedroom One 13'10 x 11' (4.22m x 3.35m)

A spacious double bedroom with vaulted ceiling. East facing apex window and further south facing window overlooking the rear garden. Exposed timbers. Radiator. Wall to wall fitted wardrobes. Built-in airing cupboard housing the hot water cylinder and slatted shelving. A door opens to the



En-Suite Shower Room

Comprising shower, WC, hand wash basin and bidet. Ladder style towel radiators. East facing window.

Bedroom Two 15' x 9'4 (4.57m x 2.84m)

A double bedroom with west facing window overlooking the garden. West facing apex window. Fitted wardrobe. Radiator. Hatch to high level store cupboard.



Bathroom

Comprising bath with shower and glazed screen. WC and hand wash basin. Internal window. Ladder style towel radiator.

Bedroom Three 15'6 x 9'6 (4.72m x 2.90m)

A third double bedroom with south facing window overlooking the garden. Radiator. West facing apex window and further south facing windows overlooking the grounds.



Outside

The main driveway is approached off the small lane that leads to a substantial area of concrete parking. Adjacent to the parking area is the garaging. This is of brick, block and timber construction under a pan tiled roof. There are three bays to the front, one of which is open fronted and measures 18'10 x 9'4. Adjacent are two garages accessed by double doors and a personnel door. This measures 19'1 x 18'10. To the rear is a store building measuring 28' x 11'6. It has windows to the rear and a personnel door to one side. Power and light are connected. Adjacent to the building is a greenhouse and further along the driveway towards the land is a timber store measuring 15'5 x 9'6.



Next to the barn itself are the more formal gardens. Abutting the barn is an extensive sandstone patio area enclosed by raised beds, beyond which is lawn and mature trees as well as a pond and vegetable garden. Immediately to the east of the house is a further parking space. Beyond the more formal gardens is the land. This extends to 2.9 acres and is currently planted with Blackcurrants. The farmer will require holdover of the land until after harvest 2024 upon which a buyer may wish to allow the continued use of the land for the same purpose or may want to have an alternative use such as equine. Adjacent to this main area of land is a copse with mature trees extending to approximately 1 acre. In all, the grounds extend to approximately 4.8 acres.







Indicative Site Plan

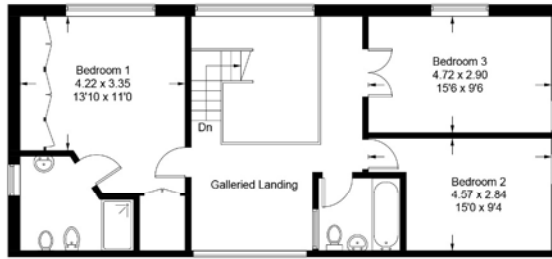


Ivy Farm Barn, Charsfield

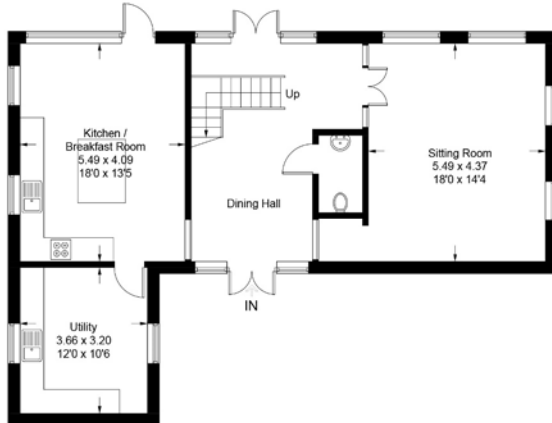
Approximate Gross Internal Area = 164 sq m / 1765 sq ft

Garage = 81.8 sq m / 880 sq ft

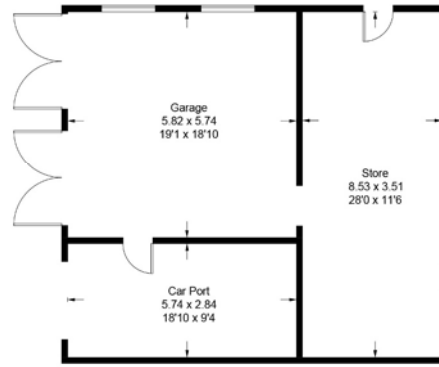
Total = 245.8 sq m / 2645 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains electricity. Mains water. Modern sewage treatment plant. Air source heat pump serving the central heating. PV panels providing cheaper electricity.

EPC = Rating D (copy available from the agents)

Council Tax Band E; £2,424.20 payable per annum 2023/2024

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

NOTES

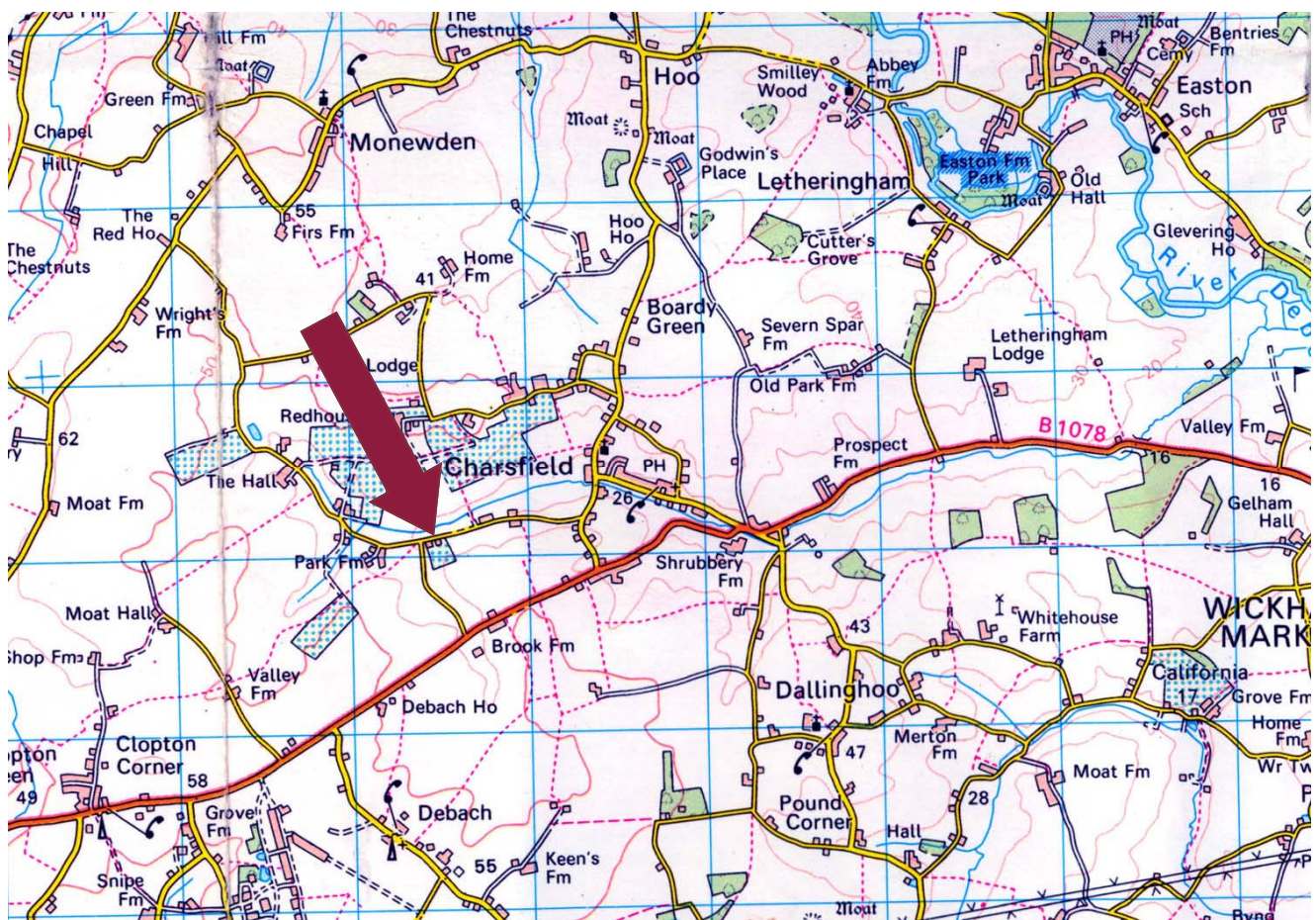
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. It is understood there was water ingress during the storm of October 2023. No insurance claim was made, but some remedial work has been undertaken. It is understood that a new owner/occupier will be able to obtain insurance for flood risk, and a copy of a quote is available from the agents.
4. This is a probate sale and probate is yet to be granted.
5. The PV panels are in working order but some remedial work is required to some of the batteries. A report is available from the agents.

April 2024

Directions

From Wickham Market take the B1078 towards Charsfield and bypass the village itself and continue towards Clopton. Take the third road on the right and then at the T-junction turn right where Ivy Farm Barn will be found on the right.

What3Words location: ///bake.sensibly.transfers



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