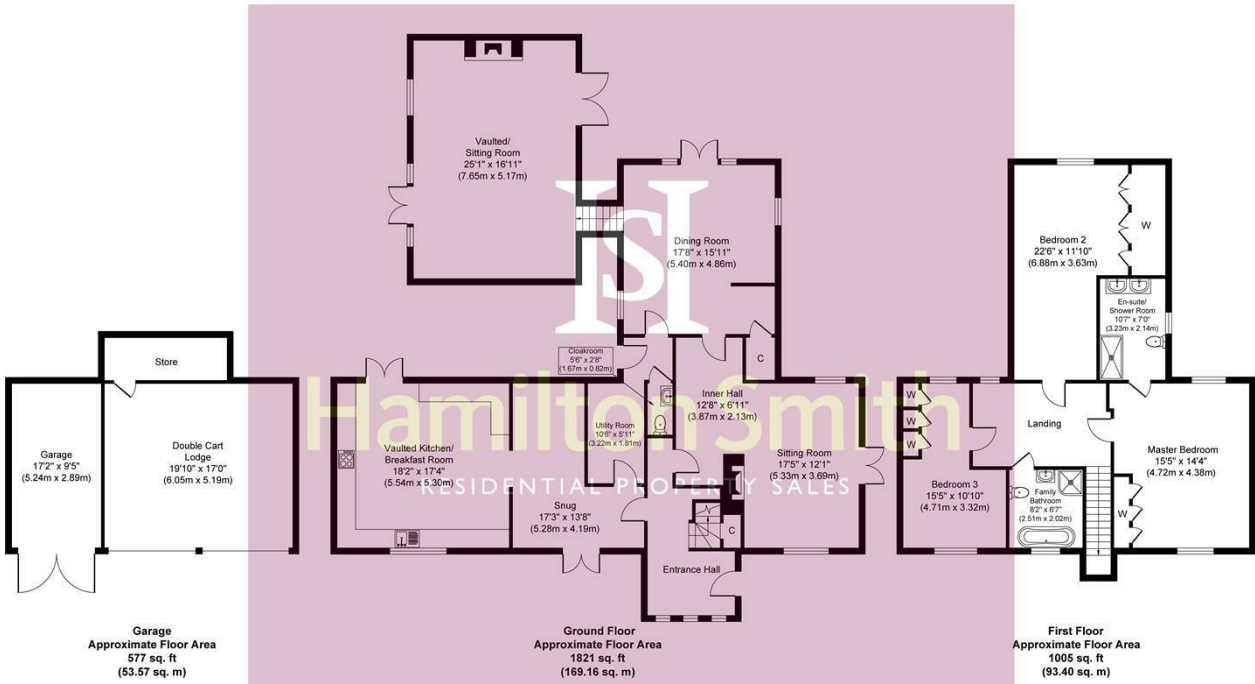
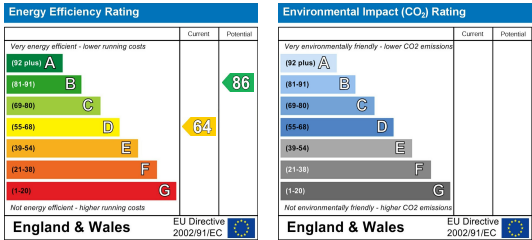




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High Barn Old London Road, Capel St Mary IP9 2JU

1.5 ACRES & OUTBUILDINGS ideal for keeping a family horse or ponies. A DETACHED CONVERTED BARN benefiting from 2,825 sq ft of refurbished accommodation tucked away at the end of no-through lane near the A12 in the highly regarded South Suffolk village of Capel St Mary. This spacious and beautifully presented family home offers 3/4 bedrooms and further 2 bedrooms in the static home, 4 reception rooms, large modern kitchen/breakfast room enjoying a vaulted ceiling, 2 bathrooms, cloakroom, established well kept gardens and terraces, cart lodge/stable, ample parking and garage.



High Barn Old London Road, Capel St Mary, IP9 2JU

This spacious 16th century barn was converted in 1973 incorporating the original features of the barn with substantial later additions. This family home enjoys a large vaulted sitting room and kitchen/breakfast room with many original features including inglenook fireplaces, exposed beams and studwork, doors complete with Suffolk latches. Not listed the property benefits from double glazed windows & doors some with built in fly screens, gas central heating and underfloor heating in the kitchen. On the 1st floor there are 3 bedrooms, family bathroom, en-suite and large landing. Ground floor has four reception rooms and a kitchen/breakfast room, utility, cloakroom and could have a reception room converted into bedroom four. Outside there is a detached cart lodge, adjoining garage and stable, ample parking, two south-facing sitting terraces, kennels, greenhouse, outbuildings, self contained static home and established unoverlooked gardens with a total plot size of approximately 1.4 acres.

ENTRANCE HALL: 18'6 x 7'8 (5.64m x 2.34m)

Tiled flooring, feature glass panels with views of the gardens, stairs off, doors off.

INNER HALL: 12'8 x 6'11 (3.86m x 2.11m)

Exposed beams and doors off.

SITTING ROOM/BEDROOM 4: 17'5 x 12'1 (5.31m x 3.68m)

Dual aspect double glazed windows, double glazed doors to the side, feature fireplace with brick hearth, inset wood burning stove and bressumer beam. Exposed beams and views of the south facing terrace. (This room could be converted into a bedroom with a partition wall)

DINING ROOM: 17'8 x 15'11 (5.38m x 4.85m)

Triple aspect double glazed windows to sides, double glazed French doors opening to the south facing terrace, exposed beams, feature exposed brick arch leading to the kitchen. Radiators. A feature brick archway joins to the sitting.

VAULTED SITTING ROOM: 25 x 16'11 (7.62m x 5.16m)

Double glazed dual aspect doors open onto each terrace. This stunning room offers 16ft vaulted ceilings featuring exposed beams, brick chimney and inglenook fireplace with a inset wood burning stove. Radiators and double glazed windows.

SNUG: 17'3 x 13'6 (5.26m x 4.11m)

Double glazed doors looking onto the gardens, exposed beams and studwork, feature brick chimney, radiator and doors off.

VAULTED KITCHEN/BREAKFAST ROOM: 18'2 x 17'4 (5.54m x 5.28m)

This beautiful extension is fitted with a range of soft close base and wall units, granite-effect worksurfaces over and upstands above. Deep drawers, carousal corner units, twin waste/recycling units, shelving, a walk-in pantry, space for appliances including a Rangemaster oven with five-ring induction hob over and Neff extraction above, space for an American-style fridge/freezer. There are fitted appliances include a Neff oven, grill/microwave and dishwasher, ceramic butler style sink and drainer. Velux sky lights to both side elevations, wood-effect flooring with underfloor heating. Double glazed doors to rear with access to the outside terrace.

UTILITY ROOM: 10'6 x 6 narrowing (3.20m x 1.83m narrowing)

Range of base and wall units, worktops over and stainless-steel sink unit with mixer tap. Space and plumbing for washing machine/dryer, door with Suffolk latch to dining room and stable door to outside. Door to:

CLOAKROOM:

W.C and hand wash basin.

1st FLOOR LANDING:

Doors off and a Velux double glazed window.

MASTER BEROOM:

Double glazed windows to front and sides, fitted wardrobes, exposed beams and radiator. Door to

EN-SUITE:

Double glazed window to side, walk in double shower tray and screen, W.C, twin hand wash basins and vanity unit, towel ladder radiator, tiled walls and floor.

BEDROOM TWO: 22'6 x 11'10 (6.86m x 3.61m)

Double glazed window to rear, exposed beams, fitted wardrobes and a radiator.

BEDROOM THREE: 15'5 x 10'10 (4.70m x 3.30m)

Double glazed window to front and rear, exposed beams, fitted wardrobes and a radiator.

BATHROOM:

Velux double glazed window, roll top bath with claw feet, shower cubicle, hand wash basin, W.C, tiled floor and a radiator.

OUTSIDE:

The property is accessed via an electric 5 bar gate. There is a shingle drive providing ample parking. The gardens to the north enjoys well kept lawn, mature hedge, range of trees including fruit trees and fencing. There is a storage shed, excellent kennel facilities and a greenhouse behind the cart lodge. Two fenced chicken runs with a large chicken house. To the rear of the house are 2 south facing paved terraces and outbuilding used as a woodstore. Gardens and grounds 1.5 acres (not measured) ideal for keeping a horse, ponies, alpaca's & goats.

CARTLODGE/WORKSHOP/STABLE: 19'10 x 17 (6.05m x 5.18m) Power connected, open bays for cars. There is potential to convert into a self contained annex subject to planning consents.

STABLE : 12 ft x 12ft with useful storage in loft.

GARAGE: 17'2 x 9'5 (5.23m x 2.87m) Power connected.

STATIC HOME: Self contained with 2 bedrooms, lounge with wood burning stove, kitchen, bathroom and 2nd W.C. electric heating.

Mains water, electricity, private drainage and sewage plant. Gas central heating.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

