



**Long Barn  
Onehouse, Suffolk**

**DAVID  
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# Long Barn, Onehouse Hall Hamlet, Lower Road, Onehouse, Suffolk, IP14 3BY

Onehouse is set amid countryside yet close to the market town of Stowmarket and combines the benefits of a pleasant village setting with good access to facilities close by. Local amenities include St John the Baptist church, a village inn, café with fishing lakes and community centre which is host to a sports and social club and the youth club. The town of Stowmarket (2 miles) offers a comprehensive range of schooling, shopping, recreational and cultural facilities together with a commuter rail link to London's Liverpool Street Station. The A14 trunk road bypasses the town and provides access to Bury St Edmunds as well as Ipswich and London via the A12. The well-preserved medieval village of Lavenham, the beautiful town of Woodbridge on the River Deben complete with working tide mill together with the East Coast and its extensive nature reserves, vast sandy beaches, stylish coastal towns and rich history are all within easy travelling distance.

An exceptional four/five-bedroom Grade II Listed barn conversion that enjoys an idyllic setting within this ever-popular hamlet and with grounds that are believed to measure 1.5 acres. Long Barn affords substantial accommodation to both floors and in brief includes three reception rooms, master suite with adjoining dressing room and en suite facilities. This superb property is presented to an excellent order throughout and has managed to retain many notable period features; of particular note is the subtle display of exposed timbers and studwork. The grounds of this charming barn are a genuine delight and incorporate formal gardens and paddock areas that create a picturesque setting with wonderful countryside views. The property is further enhanced by a sweeping gravel driveway, two adjoining workshops and a detached double garage. NO ONWARD CHAIN.

## An exceptional 4/5 bedroom Grade II Listed barn conversion in an idyllic setting and being offered with no onward chain.

Entrance door to;

**ENTRANCE HALL:** A truly impressive area with full height vaulted ceiling offering a display of exposed timbers. Staircase rising to first floor. Wood flooring. Large opening to dining room. Doors to drawing room.

**DRAWING ROOM:** 25'5 x 21'4 (7.7m x 6.5m) A substantial room having an attractive brick fireplace with inset wood burning stove set upon a brick hearth underneath a bressummer beam creating the main focal point of this charming room. Subtle display of exposed timbers. Double aspect to front and rear with double doors opening to the formal gardens.

**DINING ROOM:** 15'8 x 14'8 (4.8m x 4.5m). A delightful versatile room that is currently occupied as a formal dining room by the present owner however would lend itself to a multiple of uses if so required and offers

front aspect. Display of exposed timbers. Stone steps leading up to the kitchen/breakfast/reading area. Suffolk latch door to study/bedroom 5.

**STUDY/BEDROOM 5:** 14'8 x 10' (4.5m x 3m). Again a delightful versatile room with exposed timbers and offering rear aspect.

**KITCHEN/BREAKFAST/LIVING AREA:** 24'9 x 16'1 (7.5m x 4.9m). A wonderful room that is divided into distinctive areas with the kitchen/breakfast room fitted with an extensive range of matching wall and base units under wooden work preparation surfaces that incorporate a butler style sink with mixer tap and a matching central preparation island with base units. Further integrated appliances include eye level Neff double oven, four ring induction hob with extractor hood over, dishwasher and fridge. Space for fridge/freezer. Tiled flooring leads through to the designated

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living area ideally placed to relax with views of the gardens to the front and side. Suffolk latch door to cloakroom and utility/shower room.

**CLOAKROOM:** Vestibule area with further door leading into the W.C and pedestal wash hand basin.

**UTILITY/SOWER ROOM:** 13'2 x 9'1 (4m x 2.7m). Currently a multi-purpose room having a built-in shower cubicle with part tiled surround and doubling up as a utility area with the boiler being located here. Space for washing machine. Built-in storage cupboard. Tiled flooring. External door to the rear garden. Loft access.

## First floor

**GALLERIED LANDING:** A delightful welcoming area with vaulted ceiling and offering a display of exposed timbers and studwork. Built-in double cupboard. Loft access. Suffolk latch doors to;

**BEDROOM 1:** 16'1 x 15'2 (4.9m x 4.6m). Being of an excellent size and having a display of exposed timbers and studwork. Front aspect overlooking the garden and superb countryside views beyond. Loft access. Suffolk latch door opening to;

**DRESSING AREA:** 9'3 x 7'2 (2.8m x 2.1m). With built-in wardrobe. Velux window. Exposed timbers and Suffolk latch door to;

**EN SUITE:** 9'2 x 7'5 (2.8m x 2.2m). Fitted with a corner shower cubicle having rain head style shower, pedestal wash hand basin and W.C. Heated towel rail. Velux window. Exposed timbers.

**BEDROOM 2:** 13' x 12'2 (3.9m x 3.7m). A splendid room with display of exposed timbers and again offering front aspect of the garden and countryside views beyond.

**BEDROOM 3:** 13'5 x 12'5 (5.6m x 3.8m). Having rear aspect via patterned glass and offering a display of exposed timbers.

**BEDROOM 4:** 12'5 x 7'9 (3.8m x 2.4m). Having front aspect and a display of timbers.

**BATHROOM:** 8'7 x 7'1 (2.6m x 2.3m). Suite comprising freestanding roll top bath, corner shower cubicle, W.C. and pedestal wash hand basin. Heated towel rail.

## Outside

The property is approached by a shared driveway which then in turn leads to the gated sweeping driveway for Long Barn that continues to the front of the property, formal grounds and **DETACHED DOUBLE GARAGE** 17'4 x 16'5 (5.3m x 5m) with two electric up and over doors, power and light connected. Adjoining **WORKSHOP** 24'8 x 11'9 (7.5m x 3.6m) having personnel access to the front, excellently described as a rustic room by the present owner and ideal for a workshop with power and light connected and further door to the rear opening to the low maintenance garden. The remainder of the front grounds incorporate a well-placed formal garden which is extensively laid to lawn with a terrace area immediately abutting the front of the property ideally placed to enjoy warm summer afternoons and the remainder offering a variety of well stocked flowering beds and established trees. Beyond the formal gardens there are paddocks with post and rail fencing.

The rear garden has been designed with low maintenance in mind and enclosed by a delightful brick wall with well-placed terrace area and a variety of flower and shrub borders. To the far end of the rear garden is a door giving access to a further **STORAGE ROOM/WORKSHOP** 15'4 x 14' (4.6m x 4.2m), again with power and light connected.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band F

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**SERVICES:** Mains water and electricity are connected. Private drainage. Oil fired heating to radiators **NOTE:** None of these services have been tested by the agent.

**BROADBAND:** Up to 80 Mbps download speed (source Ofcom and please check their website for further information)

**MOBILE COVERAGE:** EE, Three, O2 and Vodafone likely (source Ofcom and please check their website for further information)

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



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Approximate Gross Internal Area  
 Main House 3410 sq ft (317 sq m)  
 Garage 285 sq ft (26 sq m)  
 Total 3695 sq ft (343 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejrhob.co.uk

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