



# Upper Langdales

Creting St Mary, Suffolk

*A Suffolk countryside retreat with cottages, barn conversion potential and over three acres of grounds.*



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# Lifestyle Introduction

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## **A rare countryside setting with flexibility at its heart.**

Tucked away within the Suffolk countryside, Upper Langdales offers far more than a collection of homes.

This is a property designed around lifestyle, space and opportunity — where beautifully arranged cottages, mature gardens and open countryside combine to create a setting equally suited to multi-generational living, holiday accommodation or an exceptional rural retreat.

The atmosphere is peaceful and private, yet remarkably connected, with Needham Market, Stowmarket and the A14 all within easy reach.

Comprising four individual cottages, two barns and over three acres of grounds (sts), Upper Langdales offers an exceptional combination of accommodation, flexibility and future potential

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# The Setting & Grounds

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## Space to slow down.

Surrounded by open farmland and mature trees, the grounds are a defining feature of Upper Langdales.

Extending to over three acres (sts), the gardens and paddocks create an ever-changing landscape throughout the seasons — from quiet morning walks through the grounds to long summer evenings overlooking the Suffolk countryside.

The arrangement of the cottages provides both privacy and connection, allowing each home to enjoy its own character while remaining part of the wider setting.

This is a property that feels wonderfully detached from everyday life, yet remains practical for modern living.



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# The Cottages

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## Character homes with independent charm.

The three terraced cottages (Chaff Cottage, Harness Cottage and The Granary) each offer individual personality and flexibility.

Originally arranged for holiday accommodation, the cottages now provide adaptable living spaces suited to guests, extended family or income generation.

### Chaff Cottage

One-bedroom cottage with reception room, kitchen, utility and private garden.

### Harness Cottage

One-bedroom cottage with sitting room, kitchen and enclosed garden.

### The Granary

A larger two-bedroom cottage with generous living space and planning permission granted for a 1,205 sq ft side extension (Ref: W3520/D/3337020, granted 18th July 2024), creating significant scope to enlarge the accommodation.



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# Stable Cottage

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## Independent living within the grounds.

Positioned separately from the main terrace, Stable Cottage enjoys a more secluded atmosphere with mature gardens and countryside views.

The detached two-bedroom cottage offers comfortable, flexible accommodation suited to guests, relatives or further income potential, while the surrounding outdoor space creates an unmistakably relaxed countryside setting.

From outdoor dining beneath the trees to quiet mornings overlooking the gardens, the cottage feels deeply connected to the landscape around it.



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# The Barn & Future Potential

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## A Suffolk barn with extraordinary potential.

The traditional timber-framed Suffolk barn is one of the estate's most compelling features.

Currently used for recreation and storage, the barn benefits from planning permission (Ref: 3599/15) for conversion into a principal residence with cart lodge, presenting an exceptional opportunity to create a striking contemporary country home within the existing setting. Alternatively, subject to any necessary consents, the barn could provide substantial storage space or lend itself to events, weddings, wellness retreats or boutique hospitality use

Alongside the barn, the existing studio/office known as the "Cigar Shack" adds another layer of versatility for remote working, creative use or guest accommodation.



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# Lifestyle & Opportunity

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## A property that evolves with you.

Few countryside properties offer this level of adaptability.

Upper Langdales could become:

- a multi-generational family home
- a boutique holiday cottage business
- a wellness or creative retreat
- an events-led countryside venue
- a live/work rural lifestyle property
- a long-term development opportunity

The combination of four residential cottages, two barns, planning permissions and mature grounds creates a property capable of adapting over time as needs evolve.



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# Location

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## **Connected countryside living.**

Creting St Mary is one of Suffolk's quietly desirable rural villages — offering a balance of countryside surroundings and excellent accessibility.

The nearby towns of Needham Market and Stowmarket provide everyday amenities and rail connections, while Ipswich, Bury St Edmunds, Norwich and Cambridge remain easily accessible.

The area is also well regarded for schooling, with access to Debenham High School alongside a selection of respected independent schools including Old Buckenham Hall, Orwell Park, Culford and Woodbridge School.

### **Approximate distances:**

- Needham Market – 2.5 miles
- Stowmarket – 4 miles
- Ipswich – 10 miles
- Bury St Edmunds – 20 miles
- Cambridge – 40 miles



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## Key Features

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Four separate residential dwellings

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Barn conversion consent (Ref: 3599/15) for principal residence with cart lodge

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Over 4,800 sq ft of accommodation

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Approximately 3 acres (sts)

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Multi-generational living potential

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Holiday letting/business opportunity

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Beautiful countryside setting

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Planning permission granted for 1,205 sq ft extension to The Granary

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# Floorplan

1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



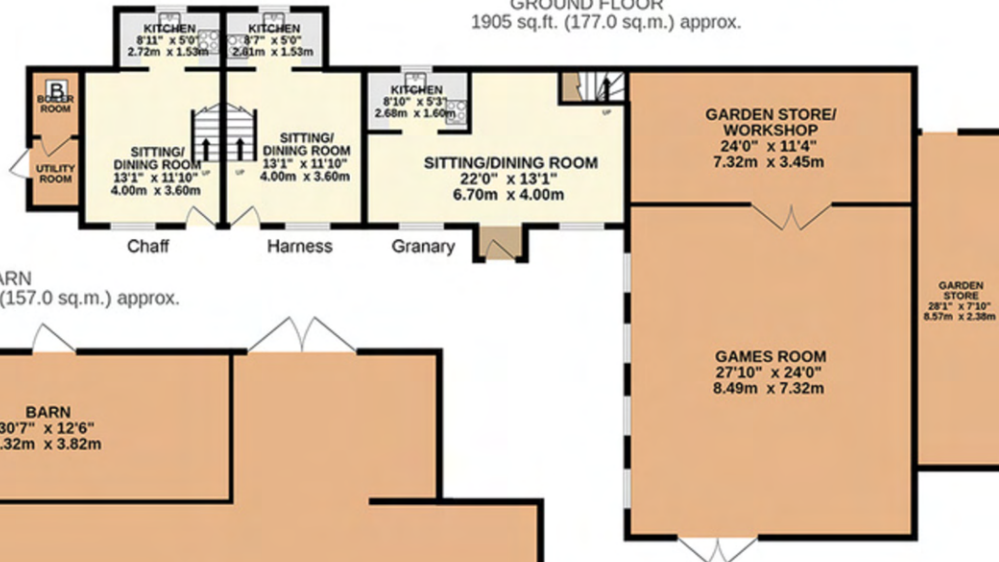
**TOTAL FLOOR AREA 4873 sq.ft (452.0 sq.m approx.)**  
 Chaff: 357 sq.ft (33.2 sq.m) - Harness: 357 sq.ft (33.2 sq.m)  
 Granary: 577 sq.ft (53.6 sq.m) - Outbuildings: 1159 sq.ft (107.7 sq.m)  
 Stable: 489 sq.ft (45.4 sq.m) - Outbuilding: 84 sq.ft (7.8 sq.m)  
 Cigar Store: 109 sq.ft (10.1 sq.m)  
 Barn: 1690 sq.ft (147.0 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.  
 Produced for David Burr Estate Agent.

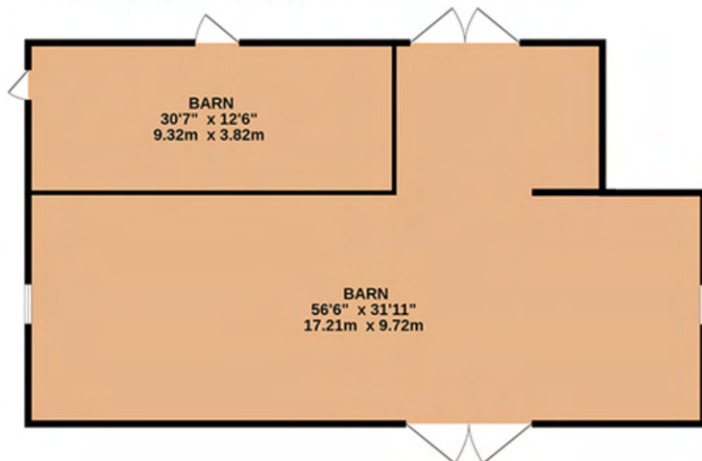
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GROUND FLOOR  
1905 sq.ft. (177.0 sq.m.) approx.



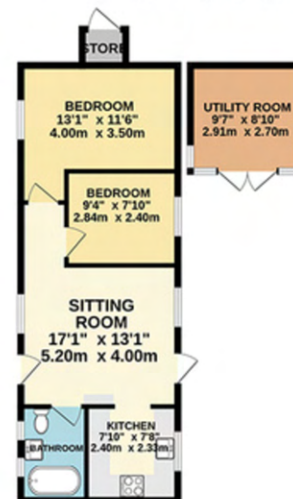
BARN  
1690 sq.ft. (157.0 sq.m.) approx.



CIGAR LODGE  
109 sq.ft. (10.1 sq.m.) approx.



STABLE  
573 sq.ft. (53.2 sq.m.) approx.



## Property information

Mid Suffolk District Council - B

EPC Rating: D

Tenure: Freehold

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