



## Barn conversion & annexe backing onto countryside

**The Barn, Low Road, Eyke, Woodbridge, IP12 2QF**

Freehold









4 bedrooms • 2 bathrooms • home office/bedroom 5 • open plan reception/dining room • kitchen/breakfast room & pantry • 1 bed detached annexe • about 1 acre

#### Local information

The Barn is situated in the attractive village of Eyke, which benefits from a primary school and parish church. The popular market town of Woodbridge is approximately four miles away. Woodbridge has better than average shopping and recreational facilities and a direct train service to London. Ipswich also has a direct railway line to London's Liverpool Street Station. The coast is nearby with Orford and Aldeburgh, as is the River Deben with a small marina/ yacht club. The home of the famous Aldeburgh music festival is based at Snape, there are also some excellent schools in Melton, Woodbridge, Ipswich and Framlingham.

#### About this property

The Barn is a spacious barn conversion set in a quiet rural location constructed from timber and weather boarded under a tiled roof. Internally, the rooms are well proportioned with large windows providing light and bright accommodation. There are numerous features throughout the house including exposed wooden floors and doors opening out to the gardens.

The kitchen/breakfast room is well proportioned and benefits from a walk in pantry as well as doors out onto the rear gardens. The impressive, double height, vaulted, open plan reception/ dining room is a wonderfully versatile space and has two sets of French doors out on to the

gardens. Off this room lies the home office/fifth bedroom. The inner hall gives access to two further bedrooms and a family bathroom. The first floor provides the principal bedroom with en suite bathroom and a further double bedroom. The detached annexe lies to the east of the main house providing spacious additional accommodation; reception room/office, bathroom, kitchen and large bedroom with a mezzanine area above.

#### Outside

The property is approached through a five bar gate over a drive with parking for a number of cars. The gardens are mainly laid to lawn and boast a number of specimen trees. The gardens along the eastern boundary are a wildlife haven which benefit from a machinery store, water supply and Kiwi fencing. The gardens also back onto open countryside offering fantastic countryside views.

#### Services

Mains water, electricity. Oil fired central heating. Private drainage.

#### Tenure

Freehold

#### Local Authority

East Suffolk

#### Viewing

Strictly by appointment with Savills











# The Barn, Low Road, Eyke, Woodbridge, IP12 2QF

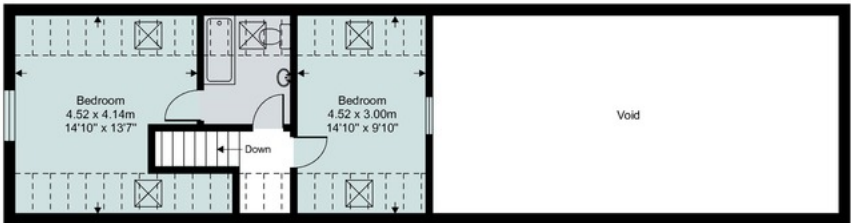
Approximate Area = 2456 sq ft / 228.2 sq m (Includes Annexe & Excludes Void)

Limited Use Area(s) = 186 sq ft / 17.2 sq m

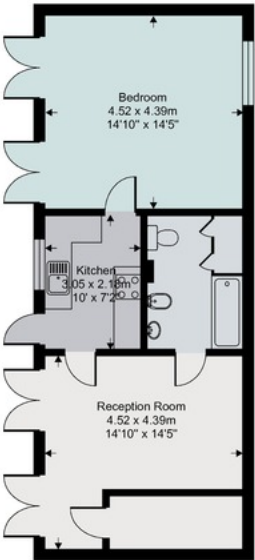
Total = 2642 sq ft / 245.4 sq m

For identification only - Not to scale

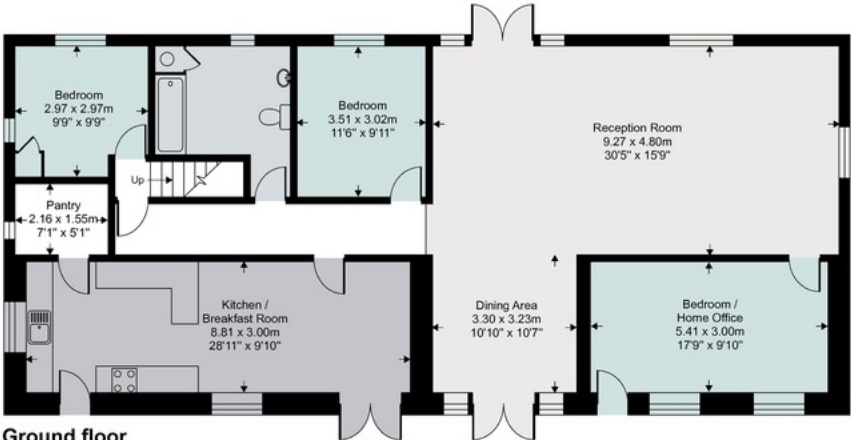
Denotes restricted  
head height



First floor



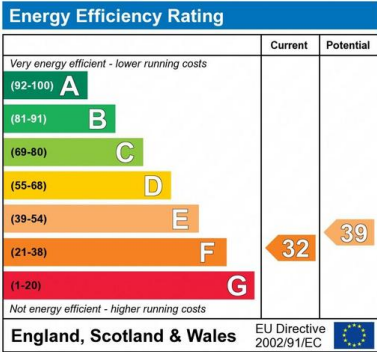
Annexe



Ground floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nîche.com 2020. Produced for Savills (UK) Limited. REF: 634424



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02029080 Job ID: 145050 User initials: KS

