



Exceptional period barn conversion in about 1.9 acres.

Pattles Barn, Grove Road, Knodishall, Saxmundham, Suffolk IP17 1TJ

Freehold





Four bedrooms • three bathrooms • kitchen/breakfast room, utility and boot room • drawing room • dining room • gardens, outbuilding and courtyard • double garage and parking • about 1.9 acres

Local information

Pattles Barn occupies an idyllic, rural position, on the edge of the village of Knodishall, between Saxmundham and Aldeburgh.

Knodishall is a delightful village within the picturesque Suffolk Heritage Coast. Included in the Domesday Book, where it was referred to as Cnotesheale, the village has a 14th century church; a popular public house, The Butcher's Arms; and a primary school.

Saxmundham (2.8 miles) is an historic market town with a wider selection of amenities including Waitrose and Tesco supermarkets, independent shops and a railway station offering trains to London via Ipswich from 115 minutes.

Aldeburgh (5.3 miles) a seaside town closely associated with the composer Benjamin Britten, has a wide selections of cultural and shopping amenities, and some excellent restaurants, including the celebrated L'Escargot-sur-Mer. The neighbouring village of Thorpeness has a charming boating lake and country club.

Snape Maltings (5.1 miles), within the village of Snape, is home to an array of galleries, boutique shops, cafés, restaurants and the world famous concert hall. There are numerous exhibitions, concerts and festivals throughout the year including the Snape Proms and the Aldeburgh Food and Drink Festival.

Historic market towns Framlingham (9.9 miles) and Woodbridge (14.4 miles) offer an incredible range of independent shops, delicatessens, cafés, restaurants and public houses. Framlingham Castle is an especially iconic local landmark, from where Mary I marched on London.

Ipswich (23.5 miles) is the county town of Suffolk and provides a wide selection of independent and high street shops; numerous restaurants; and a variety of theatres, galleries, and museums. A mainline railway station offers direct trains to London Liverpool Street from 68 minutes

Local sporting facilities are fantastic: Saxmundham has a tennis club and there is an excellent sports centre and swimming pool in Leiston. There are renowned sailing, golf and tennis clubs in Aldeburgh and Thorpeness. Clay pigeon shooting is offered at High Lodge in Darsham.

Education provisions in the area are excellent in both the state and independent sectors, including a primary school in Knodishall, a Free School in Saxmundham and renowned independent schools, Framlingham College, Woodbridge School and Ipswich School (all of which have accompanying prep schools).

All times and mileages are approximate.



About this property

Pattles Barn is an exceptional and very attractive barn conversion, set within about 1.9 acres of delightful grounds.

The handsome building is believed to date back to 19th century and consists of attractive red-brick and black wooden cladding, with pantile rooves.

Internally, the accommodation comprises wonderfully proportioned and light filled rooms with a wealth of period features, including studwork and exposed timber beams.

Approached via the delightful courtyard, the front door leads to the entrance hall; double doors lead through to the drawing room.

The drawing room is a superb and bright, triple aspect space with high ceilings, a wood-burning stove and French windows out to the beautiful gardens.

Further double doors lead through to a dining room, which are clients currently use as a charming informal sitting room.

The kitchen/breakfast room is a striking, vaulted room with a four-oven AGA, butler style sink and ample cupboard space. Velux and casement windows fill the room with natural light and French windows lead out to the courtyard.

Beyond the kitchen/breakfast room is a useful utility room and boot room.

Pattles Barn has four double bedrooms, including two on the ground floor (one of which has

an en suite bathroom). On the first floor are two bedrooms, both with en suite bathrooms. The double-aspect principal bedroom is especially enchanting with exposed timbers and high ceilings.

Pattles Barn is set in about 1.9 acres of beautiful grounds including areas of lawn, a kitchen garden, an orchard, and an excellent courtyard, ideal for al fresco dining.

Within the courtyard is a fantastic summer house with electricity and a wood-burning stove, which could be utilised as a home office/study.

The property has ample parking, a double garage and a number of stores.

SERVICES - Mains electricity and water; Klargester; oil fired central heating.

AGENT NOTE - Please be aware that there are various infrastructure projects proposed for east Suffolk including plans for a new nuclear power station at Sizewell. Wind farm expansion in the North Sea is also taking place and bringing power ashore along with associated cabling and substation works are also being proposed.

Tenure

Freehold

Local Authority

East Suffolk District Council

Council Tax

Band = F

Energy Performance

EPC Rating = D




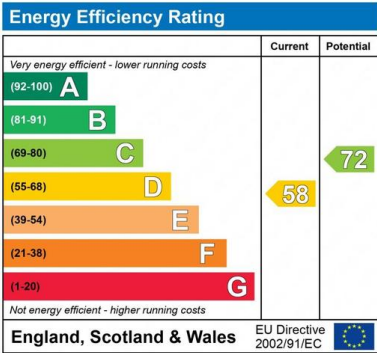


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Approximate Area = 3293 sq ft / 305.9 sq m (includes garage)
Outbuilding = 474 sq ft / 44 sq m
Total = 3767 sq ft / 349.9 sq m
For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Savills (UK) Limited. REF: 883013



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