



## Superb edge of village barn conversion

**Garnhams Farm Barn, Otley Road, Creetingham, Suffolk IP13 7DW**

Freehold - no chain









4 bedrooms • bathroom, 2 en-suite shower rooms • open plan kitchen/dining room • utility room, cloakroom • sitting room, first floor study/snug • double cart lodge with garage and first floor room • About 0.7 acre

#### Local information

Garnhams Farm Barn is set well back in the plot and flanked by delightful open countryside. The property is located on the southern edge of the popular village of Creetingham, which has an excellent public house and golf club/restaurant. The nearby village of Otley has a post office/village store, doctors surgery and primary school. The barn is located in a particularly sought after area of countryside surrounded by historic villages including Framdsen, Helmingham and Earl Soham. The barn is within easy access of Brandeston, Framlingham, Debenham, Woodbridge and Ipswich, which have a wide range of recreational, shopping and diverse private and state educational facilities. The Aldeburgh Music Festival is held each year at the Snape Maltings concert hall which is also within the vicinity. From Ipswich there are regular train services to London's Liverpool Street Station.

#### About this property

Garnhams Farm Barn is an impressive detached barn located well back from the road on the edge of the village. The main barn is of timber frame construction with weatherboard elevations under peg tiled roofs with an adjoining contemporary addition with a zinc roof and built to a high standard.

The property has well-proportioned and light-filled

open plan accommodation with under floor heating throughout the ground floor. The front door leads into the entrance hall and through to the main reception hall with cupboards to one side. The doors in the barn are solid oak with traditional fittings. There is a spiral stair to a first floor glazed snug/play room. The kitchen is well fitted with a comprehensive range of units with quartz work tops and modern appliances with a central work island/breakfast bar incorporating a range cooker and extractor. There are stone floors in the kitchen and halls and superb vaulted ceilings displaying a wealth of timbers. The sitting room features engineered oak floors, a stylish wood burner and bi-fold doors opening on to the slate terrace and garden beyond.

Off the inner hall is a well-fitted utility room, separate cloakroom, family bathroom and two ground floor bedrooms both with modern en suite wash facilities. The first floor has a delightful master bedroom with a Juliette balcony and vaulted ceiling. The fourth bedroom has a large window framing the amazing views over open countryside.

#### Outside

The barn has power supplied for double electric gates and opens into a wide parking area which fronts the cart lodge with a side store and steps to a first floor room over. The gardens surround the barn with a large slate



terrace and are enclosed by post and railed fencing.

#### DIRECTIONS

From Ipswich proceed in a northerly direction and continue into the village of Otley. Turn right in the village signposted Cretingham and pass the shop on the left. Keep on this road for a mile and a half and the entrance to the barn will be seen on the left.

POSTCODE  
IP13 7DW

#### Services

Mains electricity, water and private drainage. Oil fired central heating. Smart heating & CAT 5 cabled throughout.

#### Tenure

Freehold - no chain

#### Local Authority

East Suffolk Coastal Council

#### Viewing

Strictly by appointment with Savills

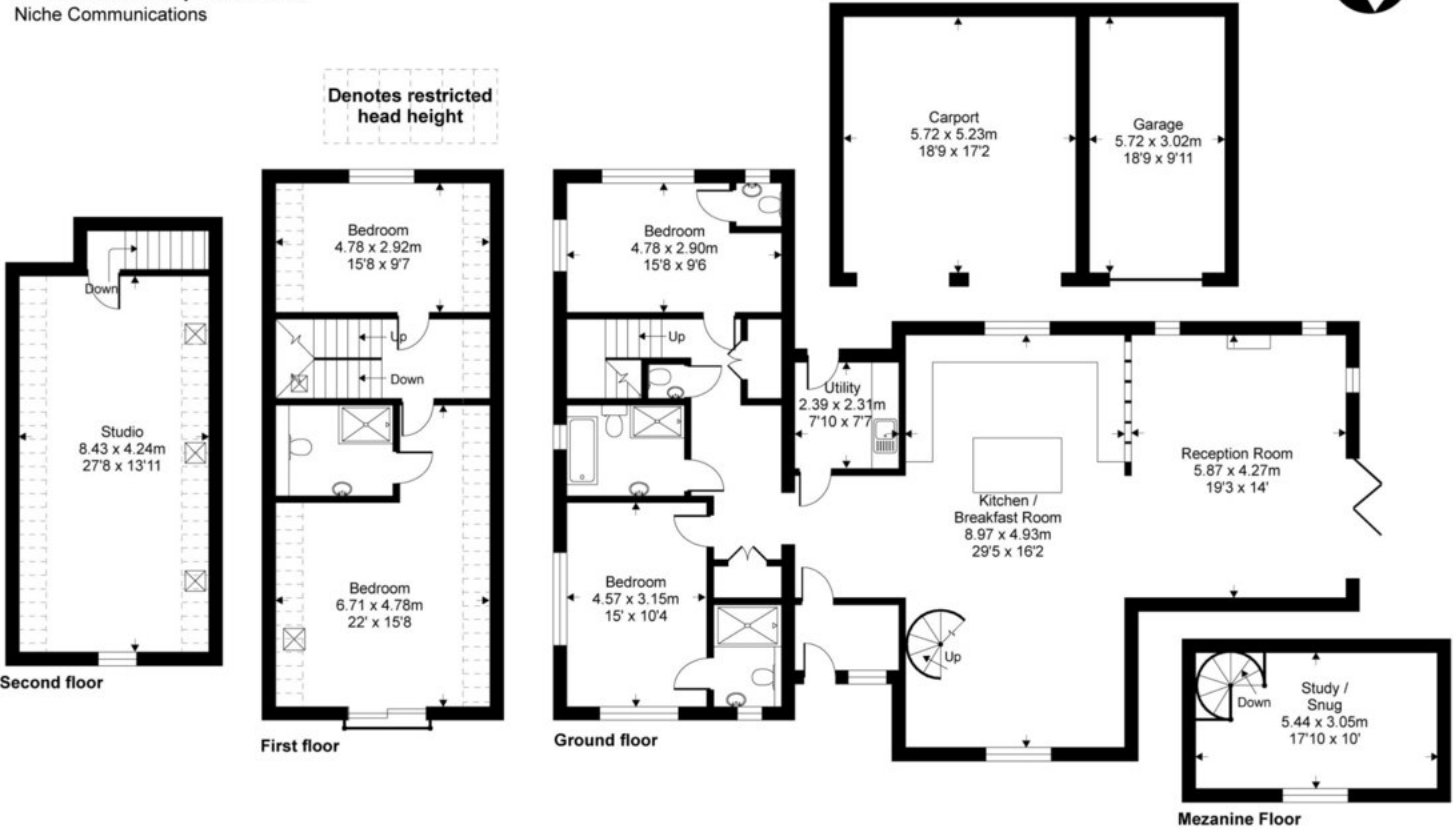






# Otley Road, Cretingham, Woodbridge, IP13

Gross internal floor area (approx):  
257.9 sq m / 2776 sq ft (Excludes Restricted Head Height, Carport & Includes Garage)  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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