



## Exceptionally well presented barn conversion

**Badley Bridge Barn, Badley, Ipswich, IP6 8RJ**

Freehold









4 bedrooms • 3 bath/shower rooms (2 en suite) • 3 reception rooms • Kitchen/dining room • Secondary accommodation, double garage, workshop & gym • Mature gardens & paddock • About 3.8 acres

#### Local information

Distances

Needham Market 0.7 miles

Stowmarket 2.6 miles (London

Liverpool Street Station from 75 minutes)

Ipswich 9.8 miles (London

Liverpool Street Station from 65 minutes)

(All mileages and are times are approximate)

Badley Bridge Barn is situated in the edge of the Suffolk town of Needham Market in the village of Badley.

The town retains its country town facilities and includes full community services, schools, recreational walks along the Gipping Valley where Needham Market is located and a variety of shops to meet everyday needs.

The town also has The East Anglia main line railway through the town, with Needham Market railway station providing trains to Ipswich, Cambridge and Peterborough.

Stowmarket and Ipswich have more comprehensive shopping, recreational and educational facilities.

The A14 trunk road provides road links to Colchester, Cambridge and London.

#### About this property

Badley Bridge Barn is an impressive property of enormous character which has

been cleverly blended with contemporary styling.

The main barn is of double storey and constructed from a timber frame with weather boarded elevations, brick and flint under a tiled roof.

There are exposed beams throughout the property and the floors are oak, tiled and carpeted.

Many of the original features of the barn have been retained with exposed brick, beams and stud work and the property further benefits from large double glazed windows providing light and bright accommodation.

The double height entrance hall enjoys a snug area and leads through to the sitting room, which benefits from a wood burning stove and French doors. The study is also off the hall.

The bespoke Orwell kitchen has a range of base and wall mounted units, a large practical island unit, built-in oven, steam oven & warming drawer, induction hob, two fridge drawers and two dishwashers with matt granite worktops.

The utility room and boot room lie beyond the dining room.

There are also two bedrooms and two shower rooms downstairs, one of which is an en suite wet room.



The first floor is split into two with separate staircases, one leading to the master suite with en suite bathroom and the other to a good sized double bedroom.

#### The Stables

To the east of the barn lies The Stables which comprises very flexible accommodation including: two reception rooms, utility & shower room, gym, workshop and double garage on the ground floor. The upper storey provides a landing area and study.

#### Outside

The barn is approached over a wide, sweeping gravel drive with ample parking for numerous vehicles.

The established gardens are a particular feature of the house. South facing with numerous delightful areas including a large lawned area directly behind the house and a terrace perfect for al fresco dining.

Well maintained, the gardens benefit from wattle fencing, fully stocked herbaceous beds, a rose arbour and mature trees.

The gardens also boast two charming summerhouses, a large kitchen garden, pond and a paddock with a field shelter.

#### Services

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

#### Directions

From Ipswich take the A14 to the junction with the A140 and follow the signs to Needham Market.

Once in Needham Market turn right on to the High Street and continue along the B1113. Turn right and Badley Bridge Barn will be found on the right.

#### Tenure

Freehold

#### Local Authority

Mid Suffolk District Council

#### Viewing

Strictly by appointment with Savills









Badley Bridge Barn, Badley, Ipswich, IP6

Gross internal floor area (approx):  
426.4 sq m / 4590 sq ft (Includes Garage & Stables / Excludes Void Areas)  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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