



# An exceptional period barn with planning permission

**Twin Oak Barn, Twin Oak Drive, Badingham, Woodbridge, Suffolk, IP13 8LH**

Freehold

**savills**







### **An exceptional period barn with planning permission to convert.**

Set in approximately 1 acre of land, planning permission has been granted for a single dwelling comprising

Open plan kitchen/family room • mezzanine sitting room • reception hall • study • nursery • four bedrooms • three bath/shower rooms (two en suite)

A detached building has permission for a garage, home office, stores and an outside kitchen.

Additional land is fully available by separate negotiation

#### **Local information**

Twin Oak Barn is situated in an idyllic rural setting in the village of Badingham, to the north of Framlingham.

Badingham is a delightful village in High Suffolk with a beautiful 14th century church dedicated to St John the Baptist, a village hall and wonderful country walks. Dennington (3 miles) has a charming shop and café, The Neathouse, and a well-regarded Dennington Queen public house.

Framlingham (4.9 miles) is a most beautiful and energetic market town with an iconic 12th century castle, restaurants, public houses and a thriving hotel. It offers a selection of independent shops, cafés, delicatessen, Co-op supermarket, Barclays bank and petrol stations. Framlingham College welcomes members of the public to a superb leisure centre and to a popular cultural society.

Snape Maltings (11.7 miles) offers a wonderful selection of independent shops, restaurants, galleries and a

renowned concert hall. It is home to a variety of cultural events throughout the year including a food and drink festival, numerous exhibition and concerts, including the Snape Proms.

Aldeburgh (15.2 miles) is a popular coastal town, closely associated with the composer Benjamin Britten, which offers an independent cinema and a selection of excellent restaurants, public houses and cafés, including the celebrated Aldeburgh Fish & Chip Shop, L'Escargot-sur-Mer and The Lighthouse. The neighbouring village of Thorpeness has a charming boating lake and country club.

Woodbridge (15.3 miles) is an attractive market town to the south of Badingham. Situated on the River Deben, Woodbridge offers an incredible array of amenities, including an independent cinema, boutique shops, delicatessen, cafés, restaurants and public houses. A railway station offers trains to London Liverpool Street via Ipswich (from 92 minutes).







Sporting facilities include sailing in Aldeburgh and on the River Deben in Woodbridge, which also offers rowing and a popular rugby club in Woodbridge. There are a number of tennis and golf clubs, including Woodbridge, Halesworth and Aldeburgh.

Education provisions in the area are superb in both the state and independent sectors, including Thomas Mills, Framlingham College and Woodbridge School.

All times and mileages are approximate.

#### Description

Twin Oak Barn is an incredibly special period Grade II listed barn, in a beautiful setting, with planning permission for a four bedroom barn conversion.

Set in approximately 1 acre of land, with further land available by separate negotiation, planning permission has been granted for a single dwelling comprising an open plan kitchen / family room, a

mezzanine sitting room, reception hall, study, a nursery, four bedrooms and three bath/shower rooms (of which two are en suite). A detached building has permission for a garage, home office, stores and an outside kitchen.

#### Services

Mains water and electricity on site. It will be the responsibility of the purchaser to install a private water treatment system.

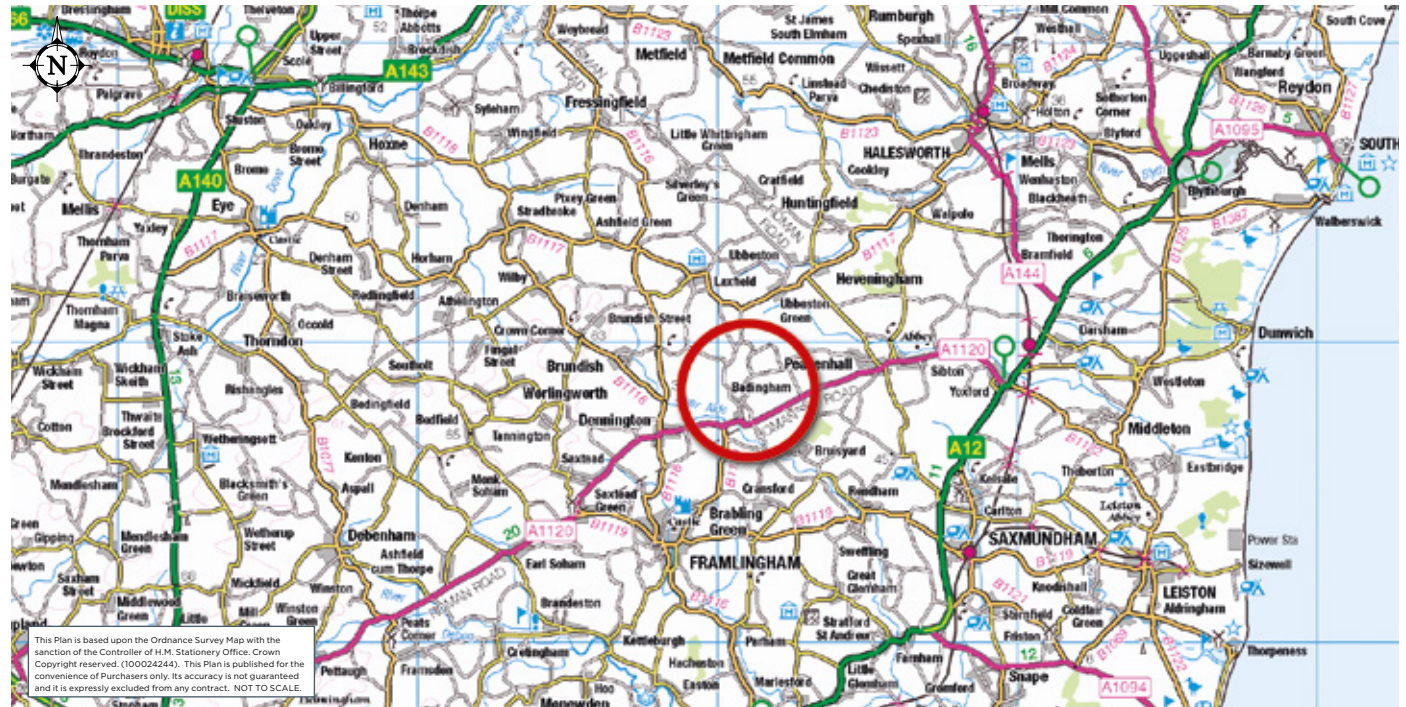
#### Planning Permission

East Suffolk District Council  
Ref: DC/21/4880/FUL

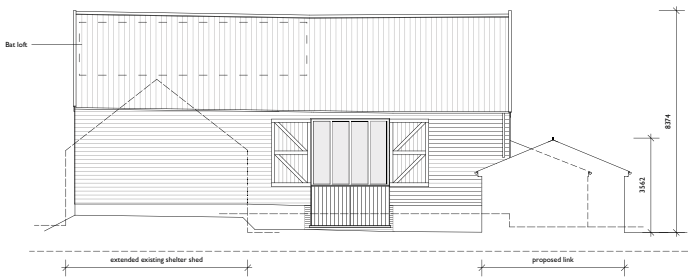
#### Agent Notes

A footpath runs through the land. An application has been made to divert it.

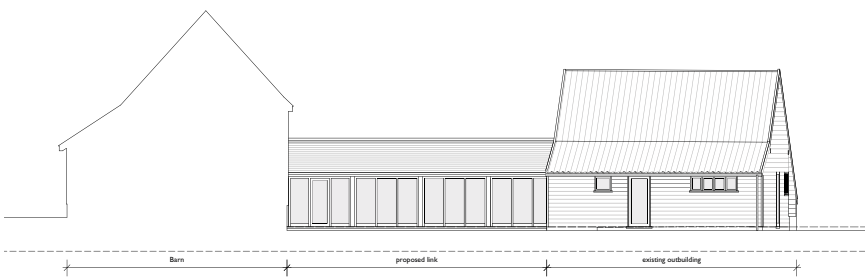
Please note that acreage is not exact and is subject to change until final boundary is agreed and measured between vendor and successful purchaser.



Proposed Elevations



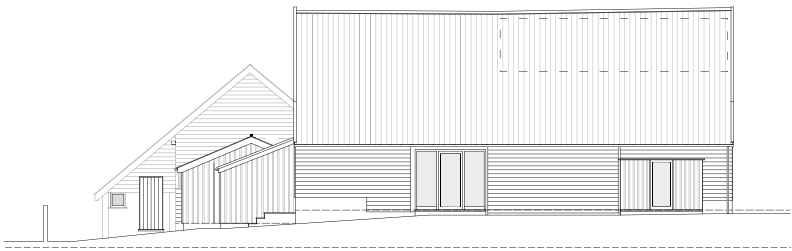
Section Through West Elevation



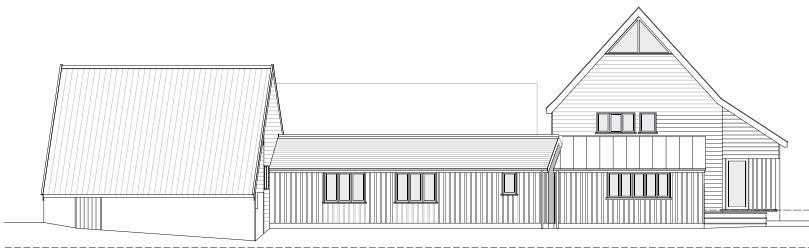
North Elevation



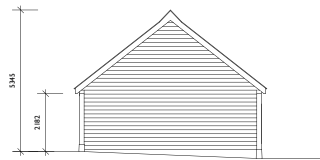
Part West Elevation of Stables



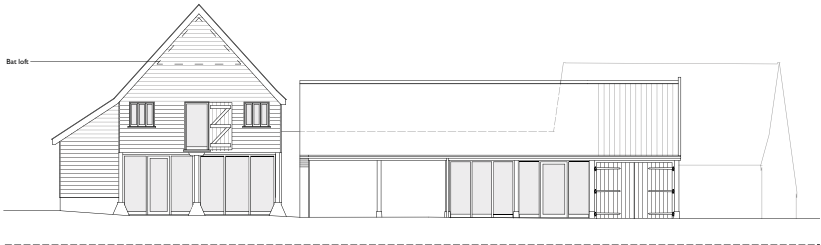
East Elevation



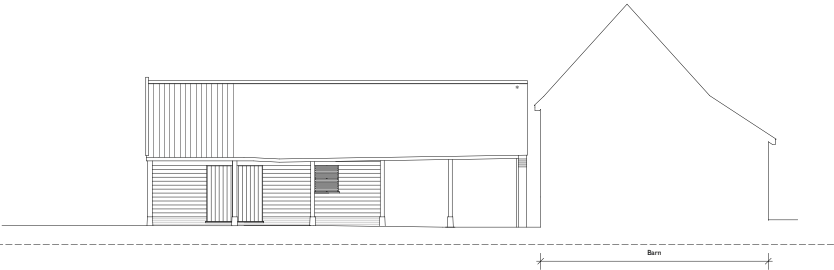
South Elevation



Part West Elevation of Garage



North Elevation



Section Through South Elevation



**Twin Oak Barn, Twin Oak Drive, Badingham, Woodbridge, Suffolk, IP13 8LH**  
**Proposed Gross internal area (approx)**  
**Ground floor of the barn, stable and link 276 sqm**  
**First floor 53 sqm, Home office and store 33 sqm**  
**Garage 19 sqm, Open cartlodge store and undercover outside kitchen 33 sqm**  
**Total 415 sqm**



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**Proposed Floorplan**



For identification only. Not to scale. © 22/03/17 AM

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