

**BARN
MASTERS**

ESTATE AGENTS & VALUERS
Specialists in Barns and
Rural Properties

CLAMP FARM BARNs, CREETING ST PETER

Barnmasters are pleased to bring to market a rare opportunity to acquire a cluster of three barns arranged in a L-shape, comprising of: an imposing 2373 sq. ft. four bedroom traditional timber framed barn with generous room sizes, a two-storey 1622 sq. ft. barn housing a 28' x 13' heated swimming pool and two studio rooms upstairs, and a further three bedroom brick barn with annexe living arrangement set within 2266 sq. ft. Currently the third barn is used as a main residence with the four bedroom barn and swimming pool barn producing an income from a holiday letting business. The barns are positioned within a tranquil setting, yet within easy reach of the A14.



Clamp Farm Barns, Creeting St Peter, Stowmarket, Suffolk, IP14 5BP

TIMBER BARN AND POOL, CLAMP FARM BARN

2,373 sq ft

Barnmasters are delighted to offer a timber framed barn and pool complex which have been converted to a high standard, offering a wealth of original charm and features. Converted by the current owner and maintained to a high standard, the barn is presently offered as a prestige holiday rental.

THE BARN

The two barns enjoy the benefit of a rear and side garden, offering a high degree of privacy as fenced by hedging and backing open fields. The main barn encompasses four bedrooms and three large living spaces, offering flexibility in the future to change the current arrangement (subject to planning), with the added benefit of a large mezzanine area on the first floor. The total accommodation for the timber framed barn (excluding pool complex) measures 2373 sq ft.



- Four Bedroom & three receptions
- Indoor Swimming Pool complex
- Two further studio rooms
- Generous room sizes
- Tranquil location
- Wealth of charm and original features
- Flexible accommodation
- Close to A14
- Maintained to a high standard
- Additional property available on complex

As you enter the barn, the expansive and light reception hall offers floor to ceiling gable doors and twin window panels, a feature vaulted ceiling and open-tread wooden staircase to galleried landing above. The entire downstairs accommodation offers a consistent colour scheme and finish throughout such as a tiled floor, stunning touches such as part-exposed brick and timber walls and thought-out lighting to include down lighters to help accentuate the barns internal features. The property is heated by oil fired central heating and offers radiators in all the rooms.





Double doors open into the generous kitchen/breakfast area which has ample space to accommodate a kitchen table and larger free-standing appliances if required. Stylish kitchen units blend well with the addition of modern appliance such as the large five burner gas range and vast worktop space, making this living area a comfortable and functional room.

The accommodation further offers on the ground floor: a utility room, cloakroom, a hallway with access to the office/bedroom four and the dining room which opens up to the grand living-room. This magnificent room offers a vast degree of natural light due to the front and rear elevation floor to ceiling glazed picture windows each with inset french doors. Additionally a part-vaulted ceiling with mezzanine balcony above, and a large feature brick inglenook fireplace with inset log burning stove and wooden bressumer over make this an impressive and enjoyable living area.

The galleried landing continues the continuous colour scheme throughout the barn, with the floor covering now becoming a neutral cream carpet throughout the entire first floor. A vaulted ceiling, exposed beams and timbers, window to side elevation and roof velux, en-suite shower room and access to storage eaves can all be found in the generous size main bedroom. The family bathroom and two further bedrooms can all be found off the

landing, which terminates with the mezzanine area overlooking the grand ground floor living room. This mezzanine area offers possible change of use to an office, or even a further bedroom (subject to planning).

The pool barn opens directly onto the 28' x 13'1" heated indoor pool with paved surround and features exposed brick walls, pine clad ceiling, inset down lighters, floor to ceiling picture window with inset french doors opening to outside terrace, two windows to rear, air conditioning and a spiral staircase to first floor.

From the pool main room is a kitchen which features a range of units alongside a breakfast bar and a further exit via French doors to the garden area. Additionally a wet room housing a shower and WC, and the store room can be found on the ground floor, either side of the feature spiral staircase that is situated in front of the floor to ceiling picture window. At the top of the stairs there is a spacious part-galleried landing above the stairwell, picture window to side elevation affording rural views. Access to the upstairs rooms which consist of two studio rooms, with the second room being accessed off the first room, both offering velux windows to the front elevation of the barn.

These rooms could be used for a variety of purposes that fit with the requirements of a potential purchaser. Additionally it should be noted that if a swimming pool is not required, this barn could

also lend itself to other uses subject to necessary planning consents being granted. The pool barn complex offers 1622 sq ft of accommodation.

IN THE VICINITY

Nearest towns:

Stowmarket 1.5 miles, Needham Market 2 miles, Ipswich 12 miles, Bury St. Edmunds 17 miles, City of Norwich 37 miles.

Nearest mainline railway stations:

Ipswich and Stowmarket direct to London Liverpool Street.

Nearest coastline:

Suffolk Heritage Coast.

Nearest airports:

Norwich International Airport 39 miles, Stansted Airport 64.5 miles.

LOCAL AUTHORITY

Mid Suffolk District Council

Telephone number 01473 826622



DIRECTIONS

Exit Norwich on the A140 Ipswich Road. Follow the A140. Just past Mendlesham turn right towards Middlewood Green. After approximately 2 miles turn left, then after 1 mile left again onto Creeping Lane. After 1 and a half miles you will reach Clamp Farm Barns.

OUR NOTES

Measurements, distances and areas are approximate.

The text, photographs and plans are for guidance only.

Barnmasters expects our barns to have all necessary planning permissions, building regulation certification and other consents in place.

Barnmasters have not tested any services, equipment or facilities. Potential Purchasers must satisfy themselves by examination or otherwise.

VIEWINGS

All viewings strictly through Barnmasters

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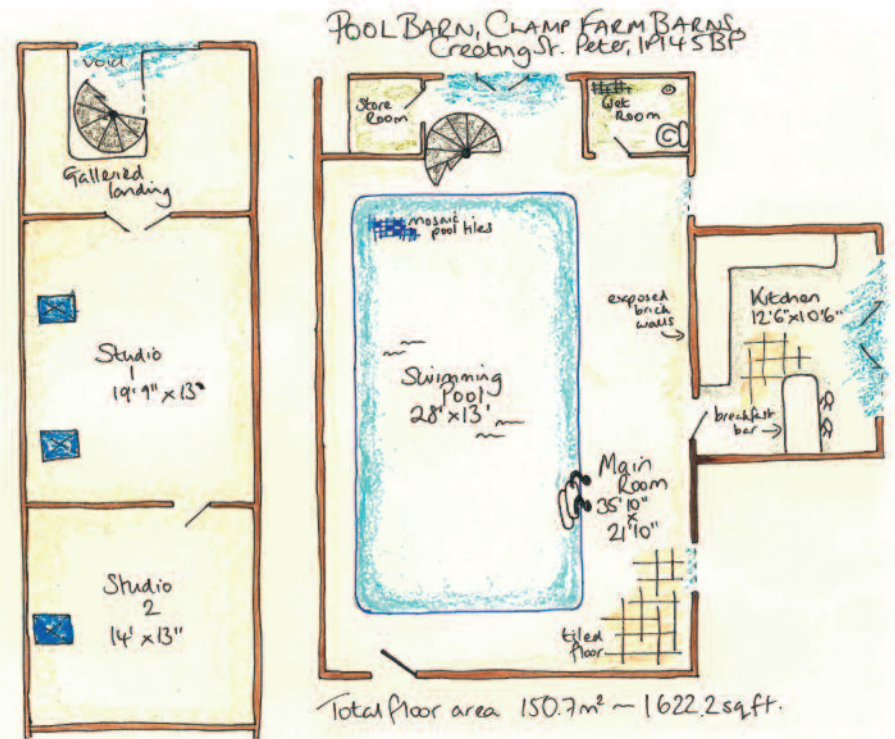
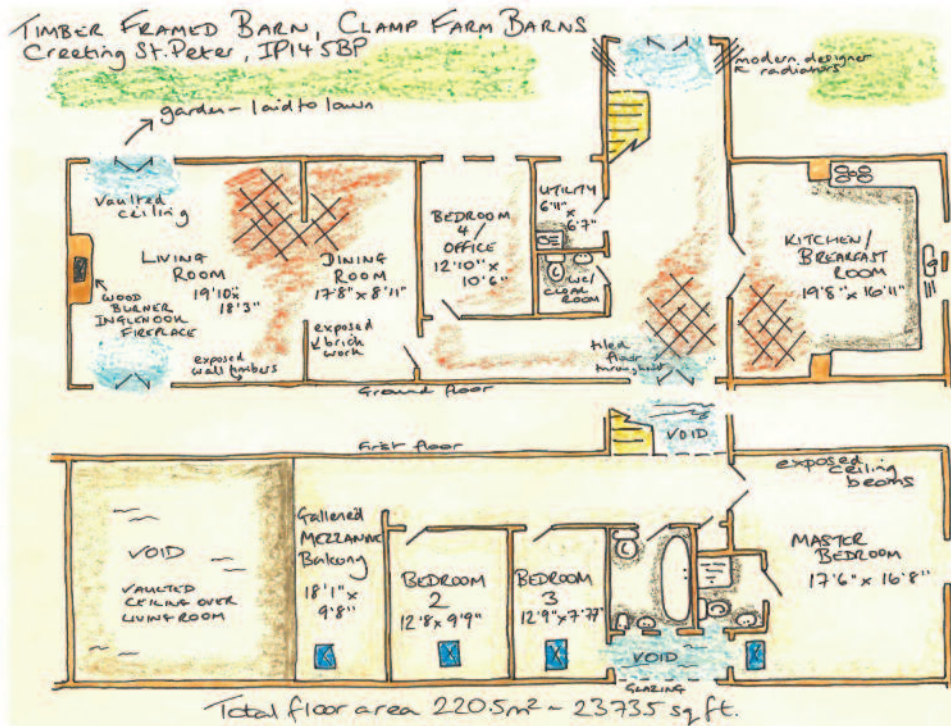


FLOOR PLAN

Timber Barn and Pool, Clamp Farm Barns



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BRICK BARN AND ANNEXE, CLAMP FARM BARNES

2,266 sq ft

Barnmasters are excited to offer this splendid two-storey Brick Barn, arranged with Annexe accommodation, located to benefit from the delightful southerly aspect courtyard garden. The ground floor accommodation comprises of living and dining room, WC, study/games room and large utility room.

THE BARN

On the first floor there are three bedrooms, a large dressing room (with potential to turn into a further bedroom) and family bathroom. The accommodation benefits from two staircases, and an entrance area that allows the separation of the units if required.

The stable style front door enters the barn, with the entrance to the left into the large utility area which incorporates the WC and access to the kitchen. Both with tiled floors, and a clean and bright range of units maximising the available space, the dining room is further accessed.



- Three bedroom barn with annexe
- Rural location
- South facing courtyard garden
- 2266 sq ft
- Well maintained & stylish condition
- Inglenook fireplace
- Close to A14
- Flexible accommodation arrangement
- Generous room sizes

The dining room is part divided from the living room, with the rooms flowing seamlessly into each other, featuring the same colour scheme, carpeted floor, and the decorative feature brick inglenook fireplace with wooden bressumer. One set of stairs is found in the corner of the living room.

Beyond this first flight of stairs the landing is part-galleried with a velux window to the front elevation and doors to bedroom two which features three roof windows to front elevation.



The family bathroom with bath and shower is found off the landing, along with the main bedroom which incorporates three roof windows to front elevation and access to the expansive dressing room or nursery. All offered in well maintained condition and neutral colours with a consistent theme found throughout the accommodation.

The annexe area is accessed through the right hand side door off the entrance lobby on the ground floor. The ground floor area has the second set of stairs to the first floor and the living area. The upstairs bedroom (bedroom three) features a french door opening to Juliet balcony and recess store area. This annexe area would lend itself to a variety of needs of today's modern family, or could easily be incorporated within the main accommodation. The total accommodation measures 2266 sq ft.

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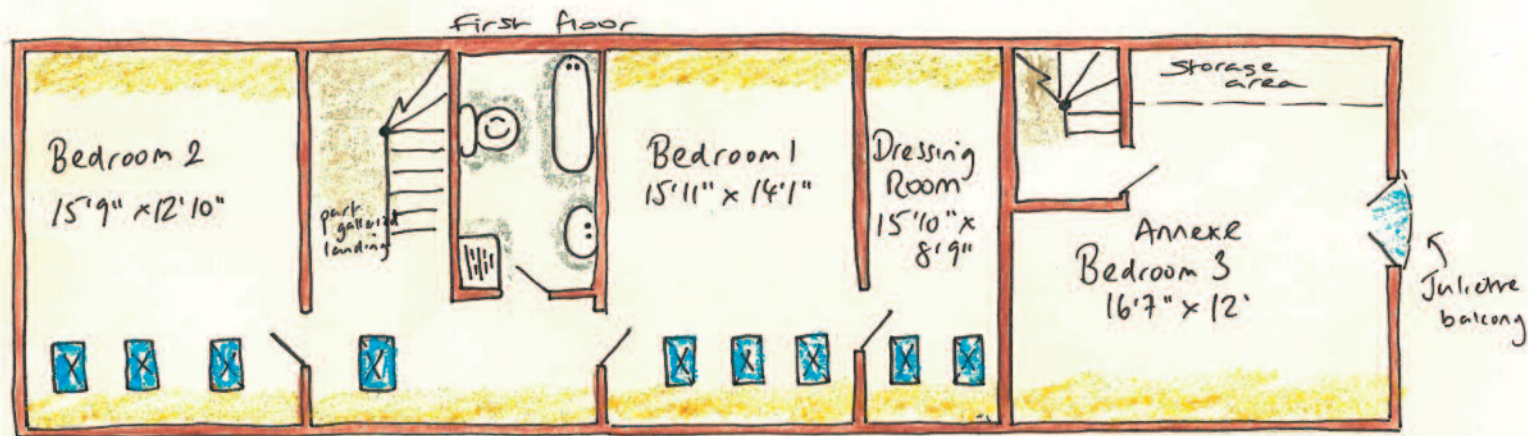
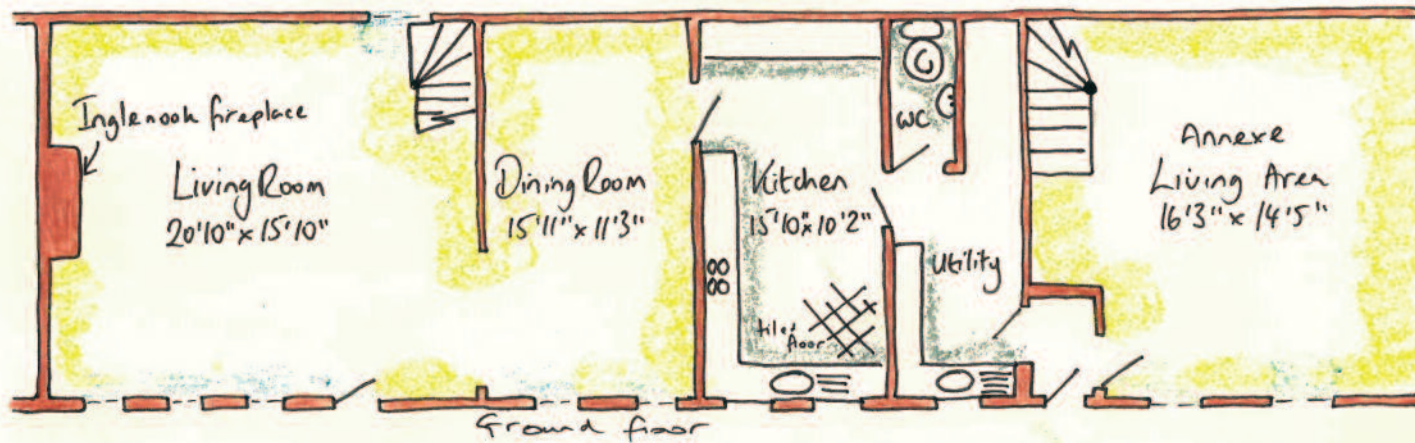
FLOOR PLAN

Brick Barn and Annexe, Clamp Farm Barns



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BRICK BARN WITH ANNEXE, CLAMP FARM BARNs.
Creeching St. Peter. IP14 5BP



Total floor area 210.5sq.m - 2266.3 sq.ft.

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