



Walnut Barn | Circular Road | Baylham | IP6 8LE

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PROPERTIES

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# Walnut Barn, Circular Road, Baylham, Suffolk, IP6 8LE

*“An impressive four bedroom detached barn conversion standing in an elevated rural position with adjoining one bedroom annexe, extensive off-road parking, double detached cart lodge & established grounds extending to in all about 1.1 acres.”*

## Description

An outstanding four double bedroom detached barn conversion in an unrivalled location, standing in an elevated rural position within grounds extending to in all about 1.1 acres.

Other notable benefits include extensive off-road parking, a double detached cart lodge, a one bedroom self-contained, (but adjoining) annexe, summer house with plumbing and established, pretty, formal gardens.

The accommodation in more detail comprises:

Front door to:

## Reception Hall

Split-level, light and airy welcoming entrance with cloak hanging space, stairs rising to the first floor and doors to:

**Sitting Room** Approx 38'9" x 16'8" (11.8m x 5.7m)

Extending across most of the breadth of the property with a staircase rising to the first floor at either end, triple aspect windows to front, side and rear, this room is at the hub of the house and boasts a feature wood burning stove with redbrick surround on a tiled plinth, French doors to the rear opening onto the terrace and door to:

**Kitchen/Breakfast Room** Approx 14'5" x 10'5" (4.4m x 3.2m)

Fitted with a matching range of wooden wall and base units with worktops over and inset with sink, drainer and mixer tap. Integrated appliances include Range style cooker, dishwasher and wine rack. Space for white goods, double aspect windows to the rear and side and personnel door opening onto the terrace.

## Ground Floor Wet Room

White suite comprising w.c, hand wash basin, mosaic tiled flooring, two shower screens, each with a shower attachment, heated towel rail, frosted window to side aspect.

**Study** Approx 17'3" x 9' (5.2m x 2.7m)

Currently used as a convenient and individually designed work space with window to rear aspect and sizable enough for multiple work spaces.

**Reception room/ Ground Floor Bedroom** Approx 18'1" x 18' (5.5m x 5.4m)

Double room with triple aspect windows to the front and either side, personnel door opening onto the driveway, built-in shelving and wood flooring border.



## First Floor

The first floor bedrooms are, as is rarely seen, accessed each via their own individual staircases, the first of which leads from the reception hall up to:

## Bedroom Suite

Comprising:

### Landing/Snug

With skylight, incorporating water softener and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin with tiled splashback and door to storage cupboard.

**Bedroom** Approx 13'1" x 13' (3.9m x 3.9m)

With skylight and window to front aspect.

Staircase from the southern end of the sitting room.

As you climb the stairs there is a door to airing cupboard housing the hot water cylinder with built-in shelving. This in turn leads to:

**Bedroom** Approx 15' x 14' (4.5m x 4.2m)

Double bedroom with skylight, window to side aspect and extensive built-in storage.

Staircase from the northerly end of the sitting room to:

**Bedroom** Approx 15' x 14' (4.5m x 4.2m)

Double bedroom with skylight, window to side aspect commanding far reaching

countryside views and extensive built-in wardrobes.

## Annexe

Self-contained, adjoining one bedroom annexe ideal for both an additional income stream as well as a 'Granny Annexe,' which in turn comprises door to:

**Kitchen** Approx 10'8" x 9'9" (3.2m x 3.0m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl, sink, drainer and chrome mixer tap. Integrated appliances include oven, four ring gas hob with extractor over, fridge and washing machine. Window to side aspect and openings to:

**Sitting Room** Approx 13'2" x 10'8" (4.0m x 3.2m)

Double aspect windows to the rear and side and sliding door to side opening onto the terrace.

## Inner Hall

Window to side aspect, door to airing cupboard housing hot water cylinder with built-in shelving. This space also houses the fuse box and doors to:

**Bedroom** Approx 11'9" x 10'8" (3.6m x 3.2m)

Double room with window to side aspect and built-in wardrobes.

## Shower Room

White suite comprising w.c, hand wash basin with storage below, corner shower cubicle,





heated towel rail, spotlights, extractor and frosted window to side aspect.

### Outside

Walnut Barn is set well back from the road on a rarely travelled country lane in an unrivalled elevated position and is accessed over a private gravelled drive providing extensive off-road parking as well as giving access to the detached double cart lodge. The parking area is located behind a copse of mature woodland, and therefore offers a great deal of privacy.

To the rear are predominately lawned, proportionate and delightfully positioned formal gardens with a terrace abutting the rear of the property and incorporating a substantial detached summer house with plumbing, and an adjoining sun terrace. Also incorporated within the plot are a range of metal storage units, ideal for a variety of uses, and greenhouse. Mature trees extend through the grounds and countryside views are offered in abundance.

In all about 1.1 acres.

### Local Authority

Mid Suffolk District

### Council Tax Band – D

Annexe - A

### Services

Mains electricity. Oil-fired heating.  
Private water supply (borehole).  
Private drainage (Klargester).  
LPG gas bottles for cooking facilities.

### Agents Note

We understand from our client the property benefits from solar panels for both heating and hot water. Further details of which can be found by contacting the agent.

03/04/2025, 10:54

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

### Energy performance certificate (EPC)

Walnut Barn Bayham IPSWICH IP6 8LE	Energy rating <b>C</b>	Valid until: 7 May 2026
		Certificate number: 0140-2844-7453-9406-2145
Property type	Detached bungalow	
Total floor area	257 square metres	

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

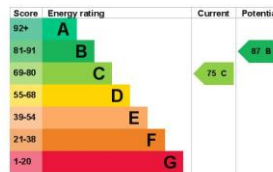
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

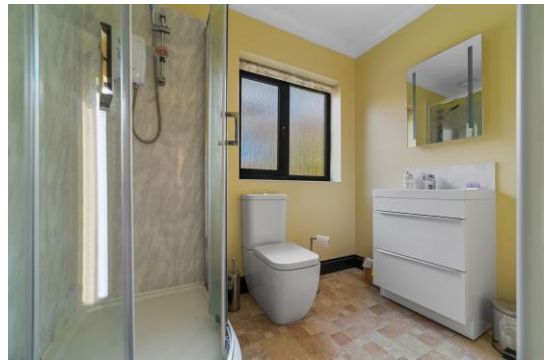
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60





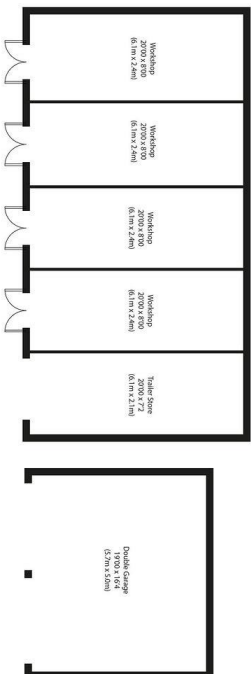








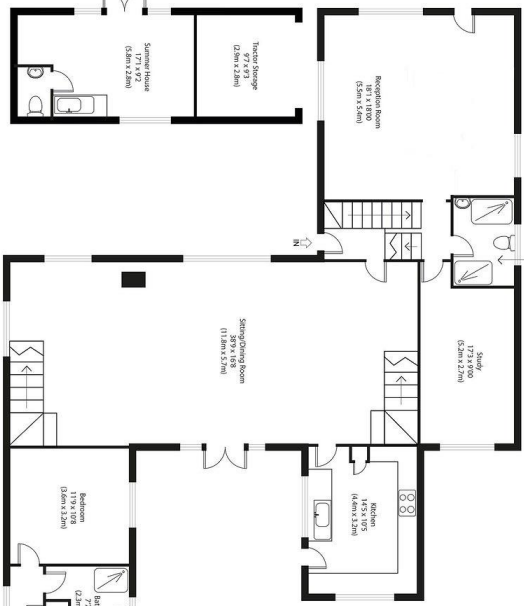




Approximate Gross Internal Area  
 Main House 2760 sq ft (256 sq m)  
 Outbuildings 1335 sq ft (124 sq m)  
**Total 4095 sq ft (380 sq m)**

Disclaimer: Detailed measurements and specifications are for illustrative purposes only. While we do not intend the floor plan accuracy and completeness, your professional should conduct a careful, independent investigation of the property in respect of monetary valuation.

TOWN & VILLAGE



Ground Floor



First Floor





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