



# GRANGE FARM BARN

STOWMARKET ROAD • DEBENHAM • SUFFOLK



# GRANGE FARM BARN

STOWMARKET ROAD • DEBENHAM • SUFFOLK • IP14 6BU

Debenham 1.5 miles, A140 2.5 miles, A14 7 miles  
(distances approximate)

A truly exceptional and highly versatile detached barn conversion offering extensive and character-filled accommodation, complemented by a superb range of outbuildings including a self-contained annexe, private pub/bar, substantial two-storey workshop, outdoor self-contained kitchen with alfresco dining area, multiple garages and stores, five stables and paddock land. All amounting to just over 5 acres.

## FEATURES

Barn conversion • 5-acre plot (sts) • Self-contained annexe • Five stables  
Paddock land • Two storey workshop/leisure barn • Private pub/bar  
Range of outbuildings • Self-contained outdoor kitchen with alfresco dining area



Market Place, Stowmarket  
Suffolk IP14 1DN  
mail@lsk.co.uk  
01449 612384

10 Risbygate Street, Bury St Edmunds  
Suffolk IP33 3AA  
bury@lsk.co.uk  
01284 748600

[WWW.LSK.CO.UK](http://WWW.LSK.CO.UK)





## GRANGE FARM BARN

Grange Farm Barn combines the original period charm of exposed timbers and vaulted ceilings with impressive lifestyle and business potential, all arranged around a generous central courtyard setting.

The striking reception hall immediately sets the tone, featuring a double height vaulted ceiling with exposed beams, and brickwork. A staircase rises to the first floor, and doors lead through to the kitchen/breakfast room, with separate doors to the study and cloakroom.

To the left of the reception hall, the kitchen is well appointed with steps leading down to the breakfast room with built-in cloak cupboard, and from here a door leads to a partly covered courtyard. Another door leads into a second kitchen where a stable door then opens to a further courtyard garden.

To the right of the reception hall opens into a stunning reception room centred around an exposed brick double-sided fireplace with inset wood burner. The dining room enjoys a wealth of natural light, overlooking the garden. It is partly open to both the living and sitting rooms with vertical beams separating the spaces, creating a flowing yet characterful layout ideal for entertaining. The sitting room continues the exposed brick and timber theme, again benefiting from the double-sided fireplace. The living room features bifold doors opening onto the main garden providing excellent natural light.

An inner hall leads to the principal bedroom with bifold doors to the garden and a large walk-in wardrobe. Directly opposite is the particularly luxurious bathroom, featuring a raised quadrant Jacuzzi bath, wet room shower, and double vanity sinks.

The principal staircase leads to bedrooms three and four, both with ensuite shower rooms. A second staircase leads to a landing with a deep fitted wardrobe (concealing access to bedroom four), and an additional principal suite with large ensuite shower room.

## THE ANNEXE

A beautifully appointed self-contained annexe offering excellent multigenerational or income potential. The annexe hosts to the ground floor a kitchen, sitting room, and cloakroom, while to the first floor are two ensuite bedrooms, with one featuring an external staircase access.



## THE PUB/BAR

The pub benefits as a fantastic lifestyle feature, hosting a fully fitted private bar with wood burner, and including a feature bar with taps and optics. There are separate ladies' and gentlemen's facilities, including urinals, WCs and shower.

## WORKSHOP & LEISURE COMPLEX

A substantial and highly versatile two-storey workshop building arranged around an impressive double-height central bay with full-height windows to the front elevation rising to the first floor, offering flexibility, whether for business use, hobbies, storage or leisure

## FURTHER OUTBUILDINGS & EQUESTRIAN FACILITIES

The property is exceptionally well served by a comprehensive range of additional outbuildings, making it particularly attractive for equestrian, business or storage needs. There are five stables set within a covered stable block with concrete pads, and further enclosed paddock areas. A driveway runs to additional storage areas to the far corner of the plot. Collectively, these structures offer exceptional flexibility for vehicle storage, agricultural use, workshop activity or commercial-style operations (subject to any required consents).



## OUTSIDE & GROUNDS

The property is approached via a gated driveway with an entry phone system, providing both security and privacy. In addition, a separate tarmac driveway serves the annexe, allowing independent access where required.



The central courtyard forms a striking focal point, arranged with a shingle drive providing access to the three-bay carport and surrounding buildings. Beyond this is a generous paved patio area and dedicated outdoor dining space serving the pub building, ideal for entertaining on a larger scale. There is also a substantial pond with a decked seating area, previously home to koi carp, which sits opposite the pub and annexe, creating an attractive and tranquil setting within the heart of the development.

Further paved pathways lead to a covered hay barn area currently used for alfresco dining. Adjacent to this is a summer house with extensive glazing, within which is a fitted island unit, kitchen cabinetry with



double sink, gas hob and space for additional appliances, creating a superb space for summer gatherings and outdoor entertaining.

Beyond the central courtyard and the stable block there is also a natural pond with an island which is accessed via a bridge and offers a wealth of natural wildlife. Overall the grounds extend to paddock areas and fields offering scope for equestrian use or other lifestyle purposes.

## LOCATION

Debenham is a highly regarded Suffolk village offering a strong community atmosphere and a range of everyday amenities including shops, public houses, schooling and recreational facilities. The property is well positioned for access to the A140 and A14, providing links to Ipswich, Bury St Edmunds and Norwich. Mainline rail services to London Liverpool Street are available from Stowmarket.

## SERVICES

Mains water and electricity, private drainage, oil fired central heating.

## LOCAL AUTHORITY

Mid Suffolk District Council - Council Tax Band G.

## TENURE

Freehold.

## FLOOD RISK

Very Low (Source: Gov.uk)

## MOBILE SPEED

EE, O2, Three – Good outdoor speed (Source: Ofcom)

Vodafone – Variable outdoor speed (Source: Ofcom)

## BROADBAND SPEED

Ultrafast Broadband speed available (Source: Ofcom)

## DIRECTIONS

From Stowmarket, proceed north on the A140 towards Norwich. At the Earl Stonham junction, turn right signposted Debenham. Continue into the village and follow signs towards Stowmarket Road. Grange Farm Barn will be found along Stowmarket Road.

## WHAT3WORDS

equivocal.commands.aspect

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Approx. Gross Internal Floor Area  
 Approximate Area = 4125 sq ft / 383.2 sq m  
 Annexe = 1016 sq ft / 94.4 sq m  
 Outbuildings (Excluding Void) = 8595 sq ft / 798.5 sq m  
 Total = 13736 sq ft / 1276.1 sq m



**Important Notice** Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item. c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott & Knight nor any contract on behalf of the Sellers. d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn. e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



LACY SCOTT  
& KNIGHT

est. 1869