



Fen Lane, Earl Stonham

IP14 5EF

Guide price £950,000

MaxwellBrown

Independent Property Agents

Set in grounds extending to approximately 1 acre in a beautiful rural location enjoying panoramic countryside views this converted brick barn offers very spacious flexible 4 bedoomed accommodation along with a double garage, attached 1 bedoomed annexe and a detached converted grade2 listed 3 bedoomed barn. This would be the idea property for a multi-generational family or those wishing let the annex and barn either as holiday or permanent let to gain an additional income or those requiring work from home space.





Fen Lane, Earl Stonham

The main house features 3 large reception rooms, kitchen/breakfast room, utility and conservatory on the ground floor along with an integral double garage. To the first floor there is a galleried landing, 4 bedrooms with a Jack & Jill en-suite shower room to 2 of the bedrooms and a family bathroom. The house is heated via an oil fired boiler and has double glazed windows. The annexe has a lounge, kitchen, bedroom and en-suite shower room with electric panel radiator.

The barn boasts many exposed period features and has a large reception room, fitted kitchen, bedroom and en-suite bathroom to the ground floor, another large reception room with a balcony to the front, 2 bedrooms and a shower room to the first floor. Again this is heated with electric heaters.

There is planning permission to erect a 2 storey extension to the front of the main house to provide a double cart lodge with a large games room over. The footings have been dug in readiness for building to commence.

The gardens are mainly to the rear and are well laid out to include an orchard and soft fruit area, a delightful enclosed paved courtyard, lawned areas and mature trees.

To the rear of the plot there is a large purpose built outhouse which is set up with a number of metal mesh dog kennels with a concrete yard to the side incorporating 2 greenhouses and 2 external kennels. There are Solar panels fitted to the roof.

All in all The Fens offers much potential to suit a variety of use .



Oak Part glazed Double doors to:

[Entrance Porch:](#)

Ceramic tiled floor and part glazed door to:

[Entrance Hall](#)

Large built-in double store cupboard with shelves and hanging space, housing lagged hot water tank fitted with immersion heater. Doors to:

[Cloakroom:](#)

Fitted with a white suite comprising low level flushing WC and wash hand basin, chequered black & white tiled floor, radiator, extractor fan and sealed unit double glazed window to front.

[Dining Room:](#)

A large well proportioned room with sealed unit double glazed windows to front and French double glazed doors leading onto the courtyard, wall lights, plate shelves and radiator.

[Kitchen/breakfast room](#)

Fitted with range of Oak fronted units with floral insets under stone effect worktops with cupboards, drawers and Hotpoint dishwasher under, inset resin single drainer sink unit with mixer & drinking water taps, red brick arched mock fireplace housing oil fired Aga and Hotpoint double oven, peninsula unit with ceramic hob and extractor hood, sealed unit window to side and casement door with full height side panels to garden, ceramic tiled floor, radiator and door to:

[Utility Room:](#)

Fitted with white fronted units, inset single drainer stainless steel sink unit with cupboards and space under, plumbing for automatic washing machine and eye level units. Ceramic tiled floor, sealed unit double glazed window to side and part glazed door to the courtyard.

[Lounge:](#)

With impressive red brick wall and large fireplace with raised hearth and Hunter wood burner, open tread staircase to first floor, sealed unit double glazed windows to front and rear, Fully height glazed screen with sliding door to conservatory and door to study.

[Conservatory:](#)

Aluminum sealed unit double glazed to full height allowing superb views over the gardens and surrounding countryside. Roof blinds, ceramic tiled floor. First floor gallery.

[Study:](#)

Again a well proportioned room with exposed red brick wall and inglenook style fireplace with Parkray grate and stone hearth, coved ceiling, radiator, telephone and television points, large oak fronted alcove storage cupboard housing oil fired boiler supplying central heating and hot water, windows to side and rear giving views over the gardens and open countryside.



First Floor Landing:

Galleried over the conservatory, access to loft, airing cupboard housing lagged hot water tank fitted with immersion heater & Honeywell programmer, doors to:

Bathroom:

Fitted with a white suite comprising freestanding claw foot bath, WC, pedestal wash hand basin and tiled shower cubicle with thermostatic rain head shower and folding door. Velux window, radiator and chequered tiled floor.

Master Bedroom:

Velux and window to side enjoying panoramic view over open countryside, radiator, dimmer switch and telephone point. Door to:

Jack & Jill Ensuite:

Fitted with a white suite comprising low level flushing WC, pedestal wash hand basin and tiled shower cubicle with Mira Sport electric shower. LED inset ceiling spotlights. Door to:

Bedroom 4:

Velux and window to rear with views over countryside, radiator and door to landing.

Bedroom 3:

Velux and window to rear with views over countryside, radiator.

Bedroom 2:

Velux and window to side, radiator.

Double Garage:

With up and over door, power, light, window to side and door to Annex.

The Annexe

A single storey self contained annexe which lends itself to use as further accommodation ancillary to the main house or could be separately let on a full time or holiday basis. We have previously managed a letting and would suggest a potential rental of £600pcm.

Entrance Hall:

With glazed entrance door, ceramic tiled floor, inset ceiling spotlights and doors to:

Lounge:

Engineered Oak flooring, window to side (not double glazed), TV point, Dimplex panel radiator, LED spotlighting and glazed borrowed light screen.



Kitchen:

Fitted with Shaker style units and Beech worktops with cupboards, drawers and space under, butler sink and a range of eye level units. Lamona Built-in oven and Bosch ceramic hob, ceramic tiled floor, LED spot lights, window to rear, doors to courtyard and:

Bedroom:

Engineered Oak flooring, spot lights, window to side (not double glazed), Dimplex panel radiator, TV point, access to loft and door to:

Shower Room:

Fitted with a white suite comprising low level flushing WC, pedestal wash hand basin and fully tiled shower cubicle, heated towel rail and window to side.

The Granary:

A delightful Grade 2 listed detached converted timber framed barn located to the front of the house. This has previously been used as office and residential space ideal for ancillary family accommodation, holiday let or general rental. Again we have previously let and managed the rental and would suggest a monthly rent of £1200 is appropriate.

Solid Oak door to:

L Shaped Lounge/Diner:

Featuring exposed red brick walls and fireplace, exposed beams to walls and ceiling and open studwork to kitchen. Sealed unit double glazed window to front, wall lights, pine stairs to first floor and doors to:

Bedroom 1:

Exposed beams to walls and ceiling, wall and pendant lighting, Dimplex panel radiator, split-level floor and sealed unit double glazed window to side.

Ensuite:

Fitted with a white suite of panelled bath with electric shower over and screen, wash hand basin and low level flushing WC. Dimplex down flow electric heater, extractor fan and electric heated towel rail. Built-in cupboard, plumbing for automatic washing machine, ceramic flooring, tiled splashbacks, exposed beams to walls and ceiling and sealed unit double glazed window to rear.

Kitchen:

Fitted with a range of white fronted units with wood effect worktops comprising 1 ½ bowl inset single drainer stainless steel sink unit with cupboards and space under, work surfaces with cupboards, drawers and space under, plumbing for automatic washing machine, Delonghi slot-in cooker, tiled splashbacks, extractor hood, range of eye level units, spotlights on track, part glazed door to rear.



First Floor Landing/Lounge:

Exposed beams to walls and ceiling, spotlighting, TV aerial socket, Heatstore panelled radiator, sealed unit double glazed window to front and rear with views over open countryside and pine door to:

Bedroom 3:

Exposed beams, Velux roof window and Dimplex panelled radiator.

Bedroom 2:

Velux roof window, spot lights and Dimplex panelled radiator.

Shower Room:

Fitted with a white suite of thermostatic shower in cubicle with glass door, low level flushing WC and pedestal wash basin. Tiled splashbacks, oak effect vinyl flooring, exposed beams, Velux roof window, and pine doors to airing cupboard housing Megaflow boiler.

Outside

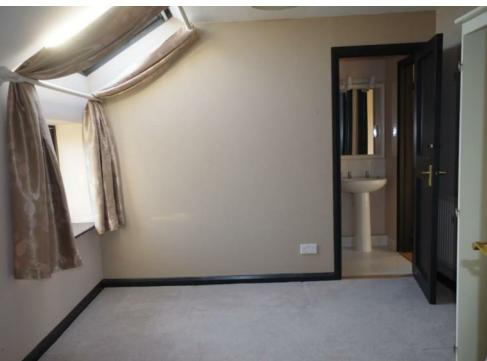
The property is located fronting a quiet single track country lane in an elevated position enjoying superb panoramic views. The plot extends to approximately 1 acre and has been well landscaped over the years resulting in the gardens now featuring mature trees, shrubs, hedging and lawns. There is a large driveway from the lane giving ample car parking and turning leading to the garage. Footing have been dug for an extension to the house to add a large double cart lodge with games room over. There is a hedged lawned garden to the front of the granary.

To the left of the property there is right of way over a driveway leading to a private concrete parking area with a wrought iron gate leading to a large paved patio and enclosed courtyard. This leads onto lawns, interspersed with borders, trees and shrubs. There is a orchard with various fruit trees and soft fruit beds and cage. The lawns extend to the rear. There is an enclosed concrete yard with 2 greenhouses and 2 metal mesh kennels. The yard gives access to a large timber and block building which is fitted will mesh kennel areas, power and light and solar panels to the roof. The perimeters are hedged.

Planning

There is planning permission for the erection of a double cart lodge with a games room over. The footings have been dug ready for filing. Application no. 1759/17

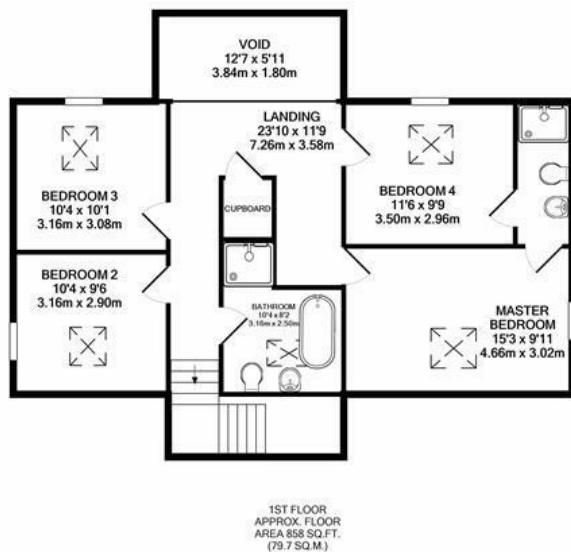
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR:
APPROX. FLOOR
AREA 2370 SQ.FT.
(220.2 SQ.M.)

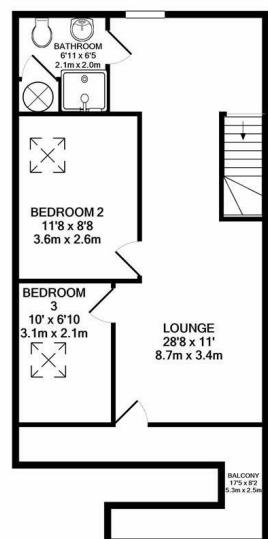
TOTAL APPROX. FLOOR AREA 3228 SQ.FT. (299.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 858 SQ.FT.
(79.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 587 SQ.FT.
(54.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.5 SQ.M.)
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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