



4 Bedroom Barn Conversion
Church Farm Barn
Woodbridge, IP13 8JX

Sefftons
ESTATE & LETTING AGENT

£1,000,000
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SUBSTANTIAL, DETACHED BARN CONVERSION nestled on a secluded **THREE ACRE PLOT (STMS)** in the enchanting Suffolk countryside. This **STUNNING PROPERTY** has undergone several updates by the current owner to harmoniously blend the traditional, warming charm of the barn with modern living.

THE PROPERTY

Upon stepping into the property, you are greeted by the inviting and spacious living room, overlooked by the fantastic mezzanine drawing room and galleried landing, with full height windows flooding the room with natural light.

From here, a door opens to the meticulously crafted kitchen/diner- a high specification room of generous proportions which is sure to impress all guests. It seamlessly blends form with functionality, complete with a separate utility room and large central island making it an excellent social hub of the property. Stone flooring, exposed wooden beams and a barn style door through to the utility room are all a nod to the home's history. Rounding off the ground floor accommodation are a handy cloakroom, and cosy sitting room, with a feature wide brick chimney breast and cast iron log burner filling the room with warmth.



TOTAL FLOOR AREA : 2941 sq.ft. (273.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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