

Granary Barn  
Stowmarket, Suffolk



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**3,945 sq ft (365 sq m) | Converted barn**  
**Separate annexe | Number of outbuildings**  
**Beautifully presented throughout**  
**Enclosed gardens | Conveniently located**  
**Guide price £900,000**

A beautifully presented barn conversion featuring a self-contained annexe, ideally placed as a family home, convenient for both schooling and commuting.

Set within the historic Clamp Farm setting, Granary Barn is an exceptional contemporary barn conversion combining the charm and craftsmanship of its agricultural origins with the comforts of modern living. Arranged over two floors, the accommodation showcases impressive vaulted ceilings, exposed timber framing and generous, light-filled living spaces, all complemented by high-quality contemporary finishes.

The ground floor is designed for modern living, centred around an expansive open-plan layout. The accommodation flows from a light, welcoming reception hall into the impressive sitting and dining room, where a dual-sided fireplace with a wood-burning stove serves as a focal point, complemented by extensive glazing providing seamless access to the rear garden. The kitchen and breakfast room, a particular highlight of the property, features sleek cabinetry, a large central island and premium integrated appliances, all set beneath roof lights that flood the space with natural light. A practical utility room and cloakroom complete the ground floor.

The first floor is accessed via a galleried landing showcasing the barn's original timber structure. There are four well-proportioned bedrooms, including a generous principal with en suite facilities. One further bedroom benefits from an en suite shower room, while the additional bedrooms are served by a stylish family bathroom featuring a contemporary roll-top bath and walk-in shower.

The property's versatility is further enhanced by extensive outbuildings, including a self-contained one-bedroom annexe with its own kitchen and living space, a dedicated detached office suite, perfect for home working, and a separate studio/workshop.



#### Outside

Granary Barn is approached via a gravel driveway providing parking for multiple vehicles and is set within contemporary landscaped grounds extending to 0.3 acres. A large stone-flagged terrace to the rear of the property offers an ideal space for entertaining, complete with a sheltered hot tub area and ample space for outdoor dining. To the front elevation is also a further area of terracing ideal for relaxing. The remaining gardens are primarily laid to lawn, bordered by mature hedging and trees, with additional outbuildings providing useful and flexible space.

#### Location

Granary Barn is situated in a convenient setting on the outskirts of Stowmarket, which offers a wide range of everyday amenities including shops, supermarkets, restaurants and leisure facilities. The nearby market town of Needham Market provides further amenities, while Ipswich and Bury St Edmunds are both within easy reach. The area is well served by schools, with respected independent options including Finborough School near Great Finborough, Ipswich School, Culford School, Framlingham College and Woodbridge School.

Transport connections are excellent, with Stowmarket railway station providing regular mainline services to Ipswich, London Liverpool Street and Norwich, while the A14 offers convenient road links across Suffolk and beyond.

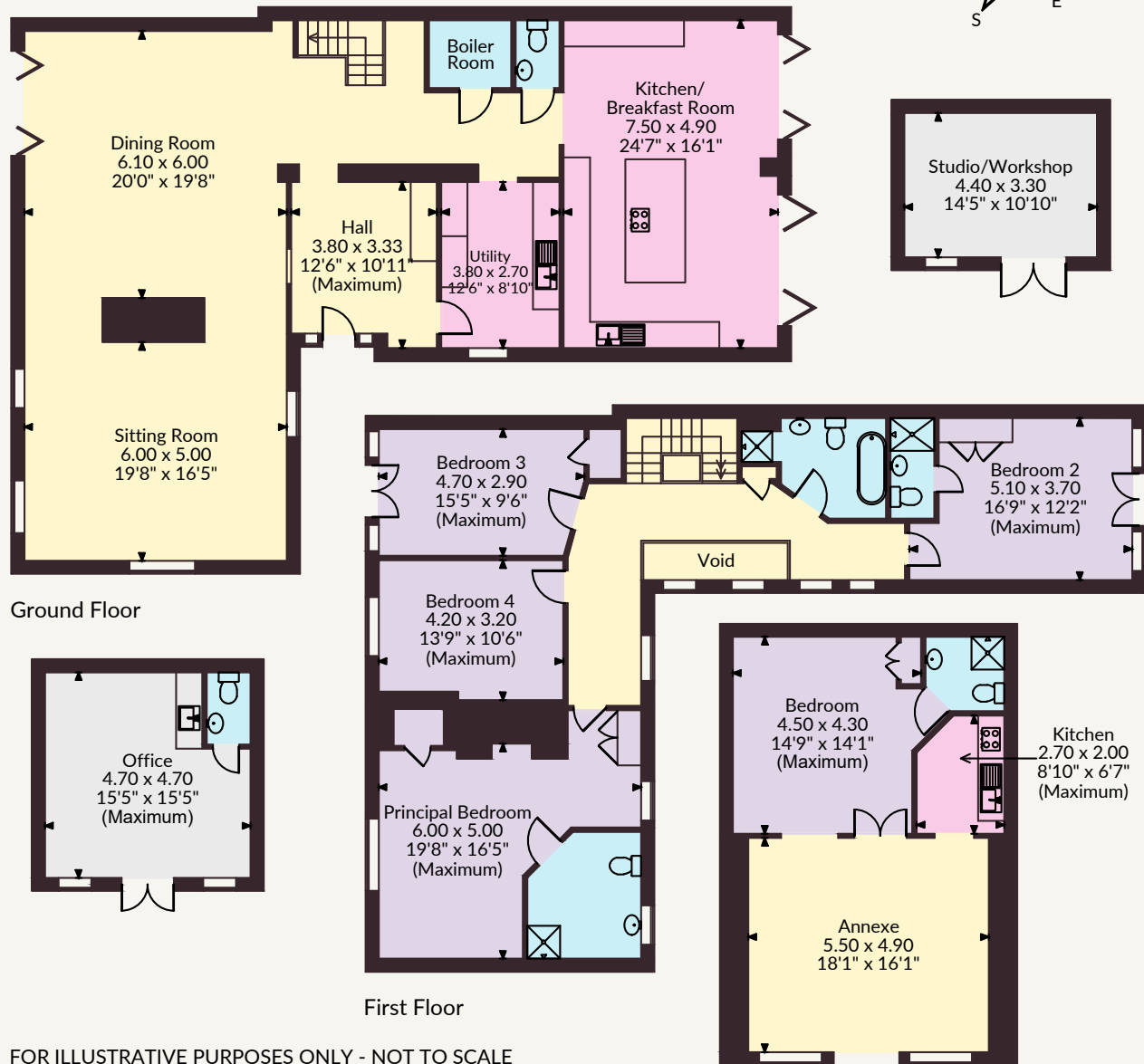
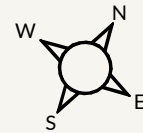
Postcode region: IP14

#### General

Local Authority: Mid Suffolk District Council  
Services: Mains water and electricity. Private drainage which we understand is compliant with current regulations. Oil-fired central heating with underfloor heating to ground floor. Annexe and office heated by Mitsubishi air conditioning.  
Council Tax: Band F for main house. Annexe is Band A.  
EPC Rating: C  
Agent's note: The property benefits from a right of access over the neighbouring property's driveway.  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Granary Barn Clamp Farm, Stowmarket  
 Main House internal area 3,000 sq ft (278 sq m)  
 Annexe internal area 555 sq ft (51 sq m)  
 Outbuildings internal area 390 sq ft (36 sq m)  
 Total internal area 3,945 sq ft (365 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.

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## Suffolk

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