

A photograph of a large, modern barn-style house with a steep gabled roof covered in red tiles. The house has dark blue horizontal siding and large, multi-paned windows. A weather vane is mounted on the roof. In the foreground, there is a swimming pool with a light-colored stone deck. To the left of the pool, there is an outdoor dining area with a wooden table and black chairs under a pergola. To the right, there is a wicker sofa and a white lamp. A brick wall is visible on the right side of the image. The background is filled with lush green trees.

Rookery Barn
Great Ashfield, Suffolk

Strutt
& Parker

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A contemporary barn conversion offering exceptionally presented accommodation and extensive equestrian facilities, set within 3 acres of beautifully landscaped grounds.

Rookery Barn is a spectacular Grade II listed contemporary barn conversion that seamlessly combines historic architectural character with striking modern design. Clad in dark weatherboarding and distinguished by dramatic glazed gables, the property provides more than 3,200 sq ft of beautifully appointed accommodation. Throughout, vaulted ceilings and an abundance of exposed original timber framing celebrate the building's heritage, while high-quality contemporary finishes create a stylish and comfortable living environment.

The property is entered via wide grey-blue timber barn doors framing a central set of glazed bi-fold doors, which open into the impressive heart of the home: a vast triple-height open-plan kitchen, dining and living space. Flooded with natural light, this magnificent room features sleek tiled flooring, a bespoke kitchen with a substantial central island, extensive storage and a range of integrated appliances. Large bi-fold doors open directly onto the terrace, creating a seamless connection between the interior and the surrounding gardens. Further ground-floor accommodation includes a well-proportioned drawing room with a feature fireplace, a snug area with floor to ceiling glass window, and a luxurious principal bedroom suite, complete with a private dressing room, a spacious en suite bathroom and bi-fold doors opening onto the terrace. Three further double bedrooms, each with an en suite shower room, provide excellent accommodation for family and guests, while a practical boot room and utility room complete the ground floor.

On the first floor, a guest bedroom benefits from an en suite bathroom, while a sitting room offers flexible additional living space and enjoys a gallery-style outlook across the principal reception area below.

Outside a gravel driveway provides extensive parking and access to the equestrian facilities, which include a stable block, a manège and post-and-rail paddocks. The majority of the grounds have been thoughtfully landscaped and are ideally suited to both relaxation and equestrian pursuits. A substantial paved terrace extends across the rear of the house, incorporating an inset swimming pool with electric safety cover, and a contemporary covered pavilion for outdoor dining and entertaining. A substantial garage block offers useful storage with the additional potential for conversion to ancillary accommodation, subject to the necessary consents. The whole affords a contemporary feel to the outside space, whilst also retaining the seclusion and privacy of country living.

Planning and listed consent has been granted under REF: DC/25/01053 and DC/25/01054 for the erection of a single storey side extension. This would be to create an entrance hall and boot room along the north elevation. In addition, planning has also been approved for the erection of a garage block under REF: DC/22/04028. This comprises a four-bay cart lodge with store to the side, located at the end of the main driveway. Purchasers are advised to make their own enquiries of the local council for further details.

4,422 sq ft (411 sq m) | Freehold
Finished to a high spec throughout | Incredible landscaped gardens
Pool, outbuildings and stabling
Planning permission for extension and cart lodge
In all 3 acres
Guide price £1,800,000

Location

The property is set in the peaceful hamlet of Daisy Green near Great Ashfield, surrounded by attractive Suffolk countryside yet within easy reach of everyday amenities. Nearby villages such as Elmswell and Thurston provide local shops and services, while the market town of Stowmarket and the historic centre of Bury St Edmunds offer a broader range of retail, leisure and cultural facilities. Education provision is strong, with respected independent schools including Framlingham College, Ipswich School and Finborough School. Transport connections are convenient, with the A14 providing access to Bury St Edmunds, Ipswich and Cambridge. Rail services from Stowmarket offer regular trains to London Liverpool Street, while Stansted Airport provides domestic and international flights.

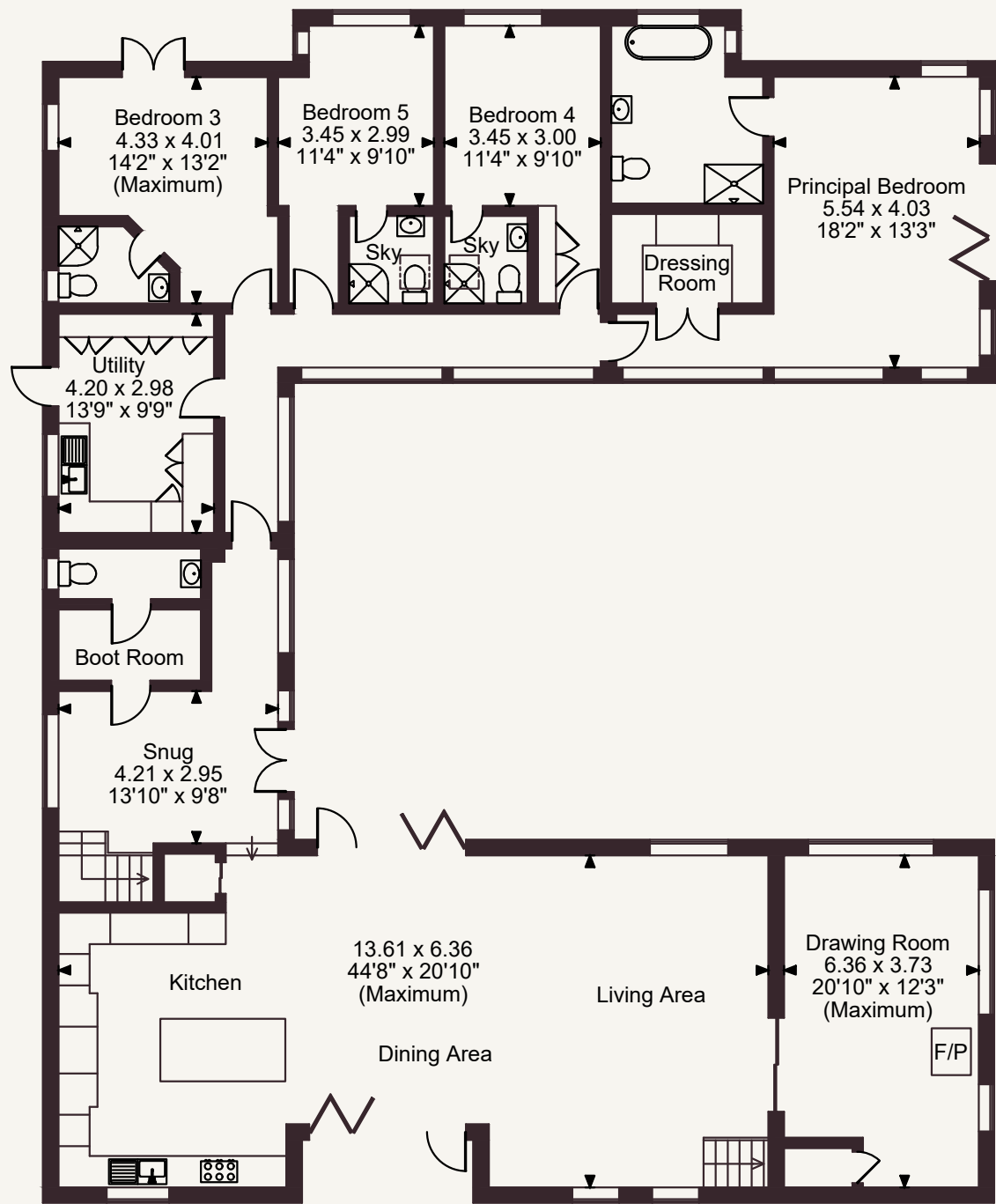
Postcode region: IP31

General

Local Authority: Mid Suffolk District Council
Services: Mains water and electricity. Air source heat pump to both house and pool. Air-conditioning in the main bedroom.
Private drainage which complies with the current regulations.
Council Tax: Band G
EPC Rating: A
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Rookery Barn Daisy Green, Great Ashfield
Main House internal area 3,252 sq ft (302 sq m)
Garages internal area 860 sq ft (80 sq m)
Stables internal area 310 sq ft (29 sq m)
Total internal area 4,422 sq ft (411 sq m)

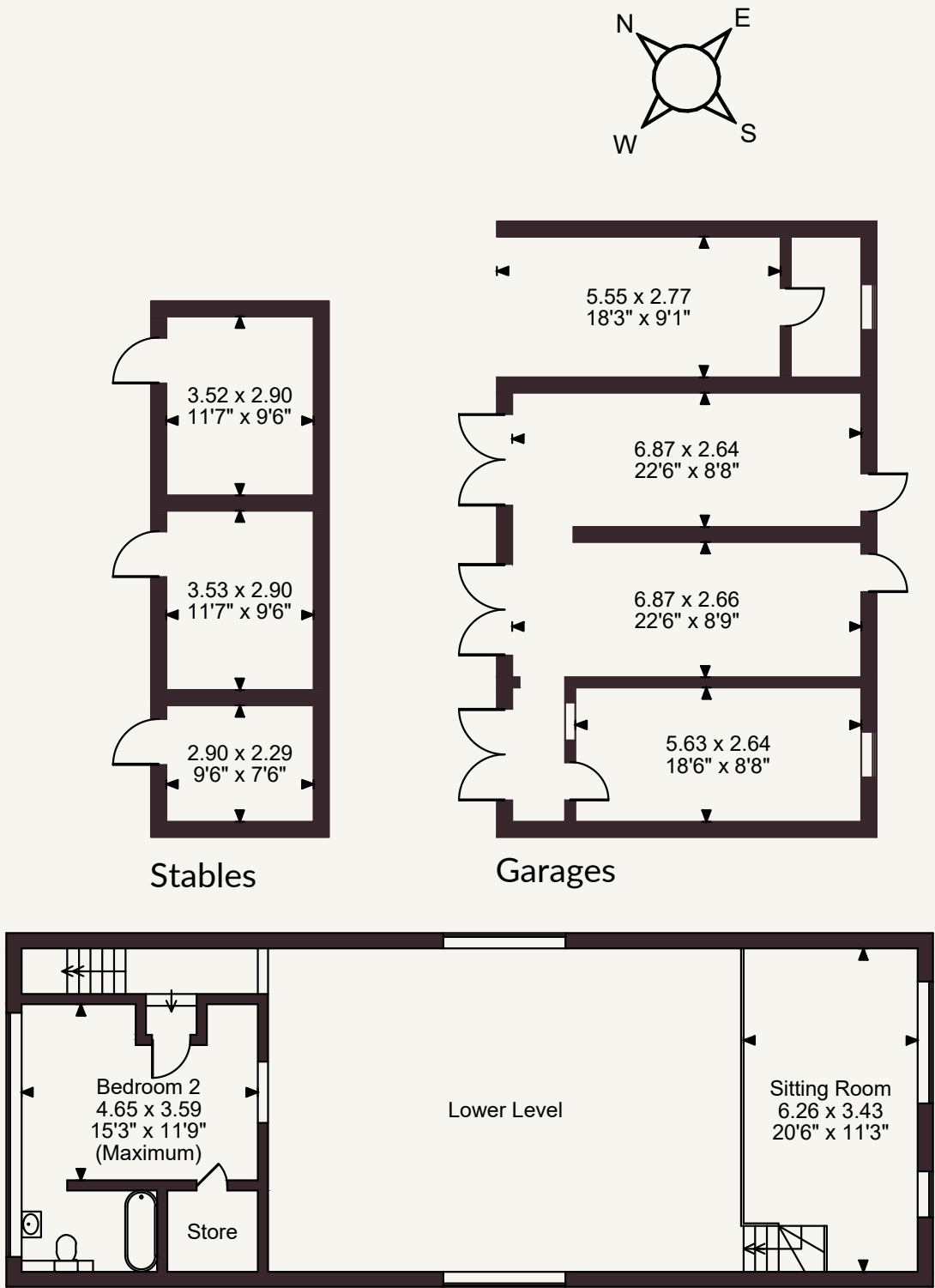


Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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First Floor



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