

Tarquin Barn, Stradbroke
Suffolk



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4,307 sq ft (400 sq m)

**Contemporary converted barn | Carport
Set within 1.7 acres of gardens & grounds
Quiet location to edge of village**

Guide price £1,250,000

An impressive contemporary barn conversion set within 1.7 acres of stunning landscaped gardens, to the edge of a popular Mid-Suffolk village.

Set to the southerly outskirts of the popular village of Stradbroke, Tarquin Barn is an exceptional contemporary property of almost 3,000 sq ft that combines bold architectural design with refined modern interiors, featuring elevations clad in Red Cedar and extensive glazing, creating light-filled living spaces throughout. The heart of the home is an impressive 38ft open-plan kitchen, dining and living space, defined by vaulted ceilings, tiled flooring and a striking dual-aspect fireplace, it provides an ideal setting for everyday living and entertaining. The bespoke kitchen is fitted with a substantial central island incorporating a breakfast bar, integrated appliances, Quooker tap and a wine cooler, with full-width sliding glass doors opening directly onto the terrace perfectly bringing the outside in. There is also a utility room and a dedicated home office/further reception room offering further useful living space. The remaining accommodation includes a luxurious principal bedroom with two dressing rooms and an elegant en suite bathroom featuring a freestanding bath, walk-in shower and separate WC. Three further well-proportioned bedrooms all feature contemporary en suite facilities.

The property is approached over a long gravel driveway, sweeping to an extensive area of parking to the front elevation, and continuing with gated access to a substantial timber-framed outbuilding incorporating a double carport, workshop and store. A detached two-bedroom static home provides excellent guest accommodation or versatile ancillary space suitable for multigenerational living. The extensive grounds are a particular feature, with a generous paved terrace wrapping around the property providing an ideal setting for al fresco dining, as well as a bespoke outdoor kitchen and bar beneath a pergola creating ideal entertaining space, and a dedicated hot tub area. The gardens are predominantly laid to lawn and include a feature pond, enjoying a high degree of privacy together with far-reaching views across the countryside.



Location

Tarquin Barn enjoys a peaceful rural setting close to the well-served village of Stradbroke, which offers two pubs, local shops, a supermarket, cafés, a medical centre, sports facilities and a leisure centre with swimming pool. The nearby market towns of Eye, Diss, Harleston and Framlingham provide a broader choice of shopping, dining and recreational opportunities. The area is well served by schools, including a Primary and High School locally in Stradbroke, Hartismere School in Eye, together with independent options such as Framlingham College, Ipswich School and Woodbridge School.

Diss railway station provides regular direct services to London Liverpool Street in approximately 90 minutes, while the A140 offers convenient road links to Norwich, Ipswich and the wider regional network.

Postcode region: IP21

General

Local Authority: Mid Suffolk District Council
Services: Mains water and electricity services are connected. Private draiange which we understand complies with current regulations Air source heat pump. Voice and app controlled lighting. Cat 5 available in all rooms.
Council Tax: Band F
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Agent's note: The erection of the static home within the grounds was granted with full planning permission in 2023 under Ref: DC/23/03552 Change of use of land from commercial to residential garden land as curtilage to Tarquin Barn. Continued use of land for siting of caravan in combination with retention of porch structure for use as annexe ancillary and incidental to Tarquin Barn. Purchasers are advised to make their own enquiries of the local council for further details.



Tarquin Barn, Neaves Lane, Eye

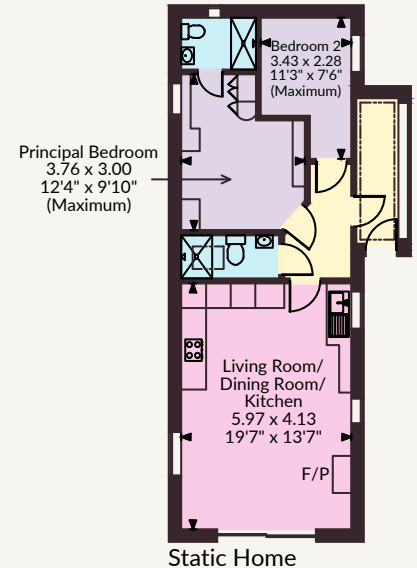
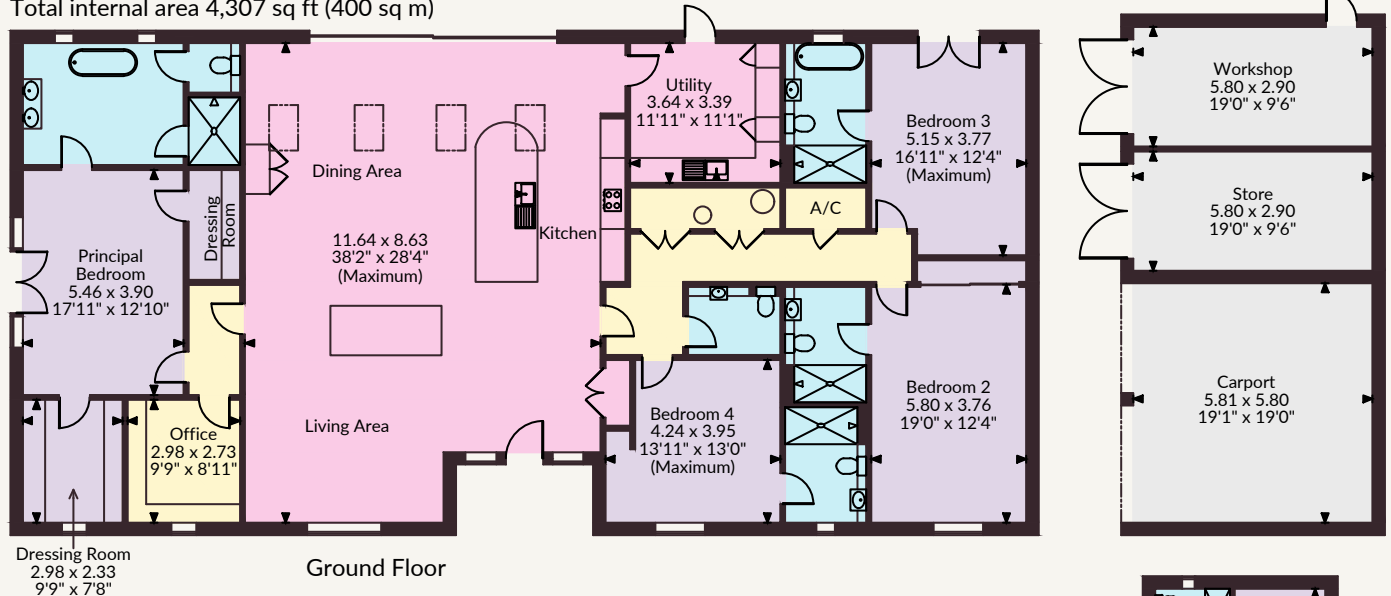
Main House internal area 2,979 sq ft (277 sq m)

Carport internal area 363 sq ft (34 sq m)

Store & Workshop internal area 370 sq ft (34 sq m)

Static Room internal area 595 sq ft (55 sq m)

Total internal area 4,307 sq ft (400 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444 | ipswich@struttandparker.com



@struttandparker struttandparker.com

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