



Blue Barn Farm

Otley, Ipswich, Suffolk

A stylish, contemporary detached barn conversion with an array of outbuildings, in a quiet village location.

Blue Barn Farm is an impressive, contemporary barn conversion offering flexible, light accommodation throughout and set within tranquil gardens and grounds extending to over an acre, in a picturesque Suffolk village location.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



**GARAGE/
WORKSHOP
CART LODGE**



1.3 ACRES



FREEHOLD



**RURAL
VILLAGE**



**1,396 - 4,397
SQ FT**



**GUIDE PRICE
£795,000**

The property

Located in a tucked away position along a quiet lane behind the Church in the popular village of Otley, Blue Barn Farm is a newly completed, detached barn conversion offering beautifully presented and light-filled, flexible accommodation arranged over two floors. Featuring a wealth of architectural detail including exposed beams, vaulted ceilings, and neutral décor throughout, the property creates an ideal bolthole in Suffolk or more permanent home for those looking for a quiet, rural setting. .

Configured to provide the ideal space for modern life and entertaining, the predominantly open-plan ground floor flows from a welcoming double-height vaulted reception hall and leads to a sitting room with a freestanding woodburning stove and a glazed door to outside. An open-timbered wall connects to the dining area, which also has a door to the rear terrace. From here, there is access to a spacious, rear-aspect, vaulted kitchen/breakfast room with galleried landing above. Featuring a range of contemporary wall and base units, a large central island with breakfast bar,

complementary work surfaces and splashbacks, modern integrated appliances, and a sunny aspect to the rear terrace. A utility room, fitted with further base units is adjacent, with access to a cloakroom and the rear terrace. The ground floor is completed by a dual-aspect double bedroom with full-height glazing and French doors opening onto a terrace, as well as a beautifully appointed en suite shower room.

Stairs rise from the reception hall to the galleried first floor, where a glass-sided bridge links two bedrooms. The vaulted principal bedroom with part wooden-floors has the benefit of a contemporary en suite bathroom with freestanding bath. To the other end of the property is a third bedroom, which is currently utilised as a fully-fitted dressing room. Both rooms feature full-height glazing with French doors offering stunning views over the gardens and beyond.



Outside

The property is approached through a bespoke electric ornate metal gate over a gravelled driveway providing parking and turning for a number of cars. A three-bay cart lodge offers ideal undercover parking, and a stable block could either be used as storage or for a horse.

To the rear of the property is a large garage/workshop complete with inspection pit, and a 4 bay pole barn. Subject to the necessary consents, these buildings could provide further accommodation, or an ideal undercover entertaining space away from the house. A further outbuilding has been partially completed by the current owners, but is intended for use as a home office/studio. The remainder of the gardens are laid to lawn, bordered by well-stocked flowerbeds, low-level hedging, with a vegetable garden with raised beds and a greenhouse with generous paved terraces to three aspects, ideal for entertaining and al fresco dining. The whole garden enjoys views over the property's estate-fenced and hedged paddock as well as the surrounding farmland.

Location

The small village of Otley has two churches, a village hall, shop, GP surgery, pub, and primary school. The nearby town of Woodbridge offers comprehensive amenities including a wide range of independent and high street shops, banks, pubs, restaurants, and leisure facilities. Recreational facilities in the wider area include sailing and fishing on the estuaries of the Deben, Orwell, and Alde together with golf courses at Fynn Valley, Ufford and Aldeburgh. Communications links are excellent: the A14 offers easy access to the A12, M25, Cambridge, the Midlands and Stansted Airport and regular trains run from Westerfield station (6.8 miles) to London Liverpool Street, with further services available from Ipswich station including two routes taking less than an hour.



Distances

- Otley 0.5 miles
- Woodbridge 6.5 miles
- Ipswich 8.8 miles

Nearby Stations

- Westerfield - branch line
- Ipswich - mainline

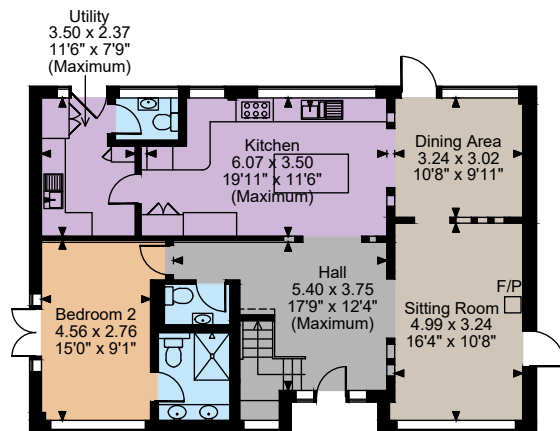
Key Locations

- Christchurch Mansion
- National Trust - Sutton Hoo
- The Regent Theatre

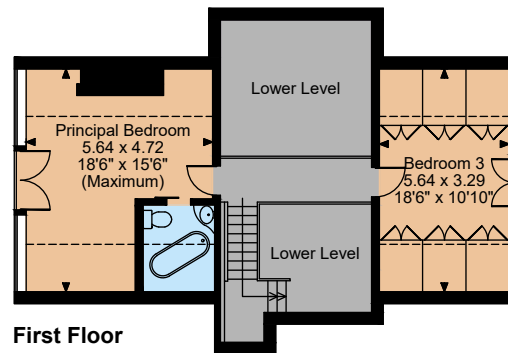
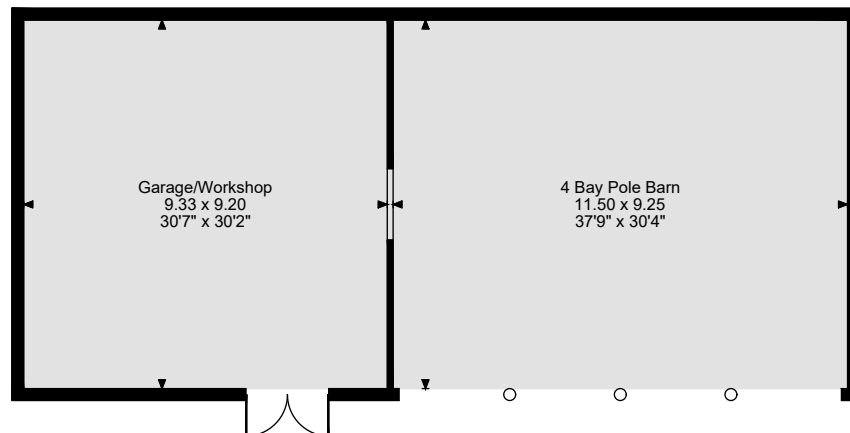
Nearby Schools

- Framlingham College
- Woodbridge
- Ipswich Prep

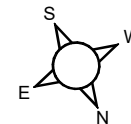
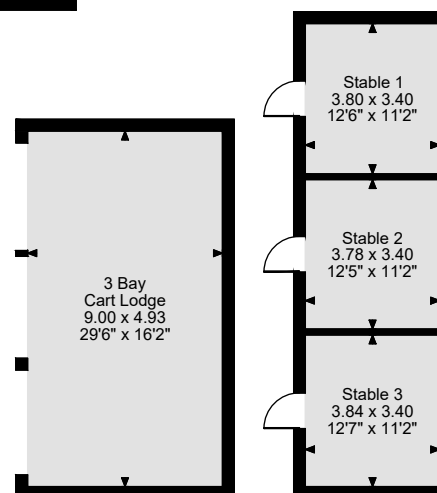




Ground Floor



First Floor



Floorplans

Main House internal area 1,396 sq ft (130 sq m)

Garage internal area 2,094 sq ft (195 sq m)

3 Bay Cart Lodge & Stables internal area 907 sq ft (84 sq m)

Total internal area 4,397 sq ft (408 sq m)

For identification purposes only.

Directions

IP6 9PF

what3words: ///radiating.fries.waiters

General

Local Authority: East Suffolk Council

Services: Mains water and electricity services are connected. Oil-fired central heating which is infrequently used by the current owners. Private drainage which complies with the current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

Suffolk

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

01473 220444

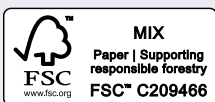
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□□□□ Denotes restricted head height

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