



# Green Oak Farm

Mickfield, Stowmarket, Suffolk

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A delightful timber-framed farmhouse and adjacent barn with full planning permission for conversion, in all 2 acres.

Green Oak Farm is a charming Grade II Listed, detached family home, with an array of outbuildings, set within 2 acres of tranquil gardens and grounds, surrounded by countryside views. An adjacent barn has full approved planning permission for conversion to a separate four bedroom dwelling.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**BARN WITH PLANNING**



**2 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**5,241 SQ FT**



**GUIDE PRICE  
£750,000**



### The property

Positioned in the village of Mickfield, near to the popular village of Debenham, believed to date to 1500, Green Oak Farm is a charming grade II listed, 4-bedroom farmhouse offering flexible accommodation throughout arranged over three floors; benefitting from a wealth of period features including beautifully exposed beams and original fireplaces.

Configured to provide ideal space for family living and entertaining, the ground floor is accessed via the welcoming reception hall and comprises two well-presented reception rooms including a sitting room and a dining room, both rooms offering impressive brick fireplaces and beams. The well-proportioned kitchen/breakfast room is fitted with a range of base cabinets with worktops and offers views over the rear gardens. Completing the ground floor accommodation is a utility room and cloakroom.

On the first floor there are four well-presented bedrooms and a family bathroom; whilst to the second floor there are two further attic rooms offering

additional space.

### Planning

There are two planning applications in place for Green Oak Farm; one relating to the main house, the other to the barn. Application details: Application for Listed Building Consent - Replacement windows and doors, insertion of two additional new windows, modification of a third. Replacement of cement render with lime render (under reference DC/22/05198). Full Planning Application - Conversion of and extension to barn to form 1No dwelling including erection of 2No garages and the creation of a new vehicular access (amended scheme to that approved under DC/22/05201) (under planning reference DC/23/04545) and Application for Listed Building Consent - Conversion of and extension to barn to form 1No dwelling including erection of 2No garages and the creation of a new vehicular access (under reference DC/23/04546).

Copies of the planning consents are available from the planning department of the Mid Suffolk District Council. Prospective purchasers are advised that they should make their own enquiries of the local planning





## Outside

The property is approached through a five-bar gate along a gravel driveway, which offers ample turning and parking space, whilst also providing access to several useful outbuildings, ideal for additional storage.

There are delightful gardens surrounding the property, which are predominantly laid-to-lawn; the front garden being partially-walled, with a paved and gravel terrace ideal for al fresco dining beside the house. A large pond sits to the rear of the main house, with the barn set back behind. The plot is interspersed with a variety of mature trees, shrubs and hedgerows which then open out to reveal the stunning countryside views beyond. A secondary driveway has already been created leading from the road to the barn, allowing for the barn to be completely separate from the house if required.

Across the other side of the road is also a small parcel of land which was retained by a previous owner in order to protect the outward view to the west.

## Location

The property is nestled within a rural area of Mid Suffolk, surrounded by stunning countryside, on the outskirts of the village of Mickfield; the beautiful Suffolk Wildlife Trust 'Mickfield Meadow' is a short distance away. The village of Debenham, 3.2 miles away, has a primary school and well-regarded High School, as well as a wealth of local amenities, including a Co-op, post office, butchers, doctor's surgery and leisure centre. The nearby town of Stowmarket, is for more essential amenities and a mainline railway station with journey times to London Liverpool Street in approximately 90 minutes. The county town of Ipswich, 12.6 miles away, has an even greater variety of shops and cultural attractions. The Suffolk Coast and Heaths Area of Outstanding Natural Beauty is also easily accessed to the east.



## Distances

- Debenham 3.2 miles
- Stowmarket 6.7 miles
- Ipswich 12.6 miles

## Nearby Stations

- Stowmarket
- Ipswich

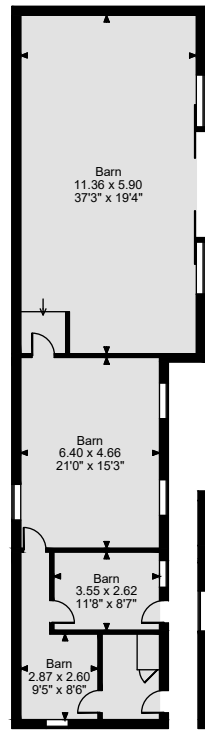
## Key Locations

- Stonham Barns
- Debenham High Street
- Mickfield Meadow
- Woodbridge

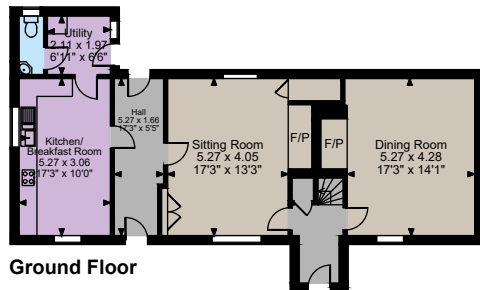
## Nearby Schools

- Debenham High School and Primary
- Framlingham College and Prep
- Thomas Mills High School
- Woodbridge School

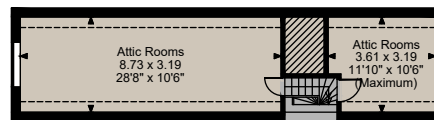




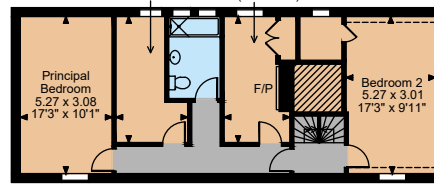
Outbuilding



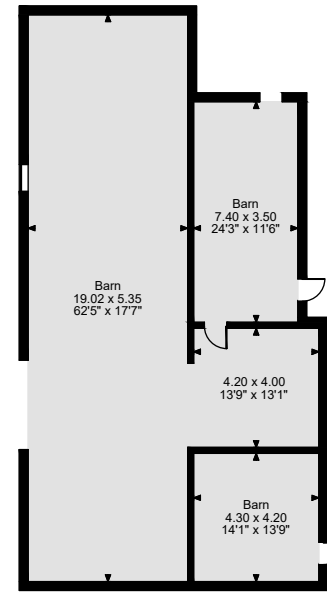
Ground Floor



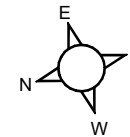
Second Floor



First Floor



Barn With Planning



## Floorplans

Main house internal area 2,103 sq ft (195 sq m)

Barn internal area 3,138 sq ft (292 sq m)

Total internal area 5,241 sq ft (487 sq m)

For identification purposes only.

## Directions

IP14 5LS

what3words: ///battle.packets.feasted

## General

Local Authority: Mid Suffolk District Council

Services: Private drainage which we understand may not comply with current regulations. Mains water, electricity. Oil-fired central heating.

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

Council Tax: Band F

EPC Rating: F

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

□□□ Denotes restricted head height

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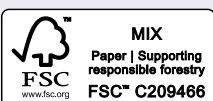
## Suffolk

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