



GRANGE FARM BARN

Hengrave | Bury St. Edmunds | Suffolk



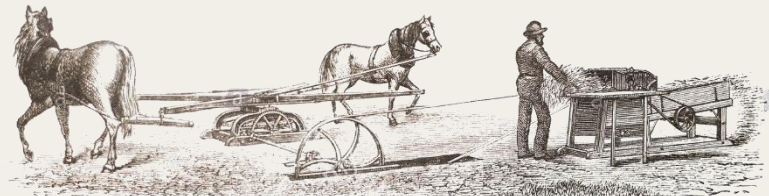


Magnificent vaulted reception hall with glazed galleried landing, ambient lighting, exposed timbers and suspension bridge creates a wonderful interplay of spaces, engineering dramatic areas of volume

GRANGE FARM BARN

HENGRAVE | BURY ST. EDMUNDS

- Meticulous & beautifully interior styled four bedroom barn conversion with a wonderful interplay of voluminous open-plan spaces in which to entertain
- Abundance of period details, including impressive octagonal turreted frontage – a rare retained architectural curiosity
- Dramatic large vaulted illuminated reception hall with stunning steel & glazed galleried suspended landing
- Enchanting & spellbinding principal bedroom vaulted suite with desirable walk-in wardrobe & large shower room
- Further sumptuous bathroom, en-suite shower room & downstairs cloakroom
- Edge-of-village location with far-reaching countryside views, highly convenient Cambridge commuting & close to historic Bury St. Edmunds
- Spectacular kitchen/dining/living room with substantial island, statement stove, piped music & ambient lighting
- Sweeping shared driveway with gated parking, cart-lodge, south-facing sun terrace & bridge over babbling brook
- A semi-rural area, on the northernmost fringe of Hengrave Hall Estate & moments from Suffolk nature reserves



Home to horsepower; relaxed ‘lock-up & leave’ living at this stunning barn conversion with far-reaching ‘golden hour’ countryside views

This meticulous high-quality restoration by well-regarded barn conversion specialists Dow Brandeston in 2007 includes piped sound systems, ambient mood lighting and underfloor heating: a perfect fusion of history and modernity. Today, beautifully conceived and updated interiors, a result of the current owner’s flair for design and following a comprehensive programme of refurbishments in recent years, have transformed the barn into a much loved family home. Its impressive octagonal turreted frontage – now a delightful relaxing sitting room – is a rare example of a horse-engine house in Suffolk and that makes No.3 undeniably the most architecturally eye-catching in this range of first-class converted accommodation. A carved stone entablature pays homage to Sir T Gage ‘Built 1849’, former owner of neighbouring Hengrave Hall Estate and for whom the barn would have once served. Of particular note is the dramatic double-height reception hall with engineered volumes of steel and glass forming a galleried staircase and suspended landing, complemented by a stunning array of exposed beamwork; large study; spectacular open-plan kitchen/dining space with statement stove; enchanting principal bedroom suite with desirable walk-in wardrobe. The exceptional lofty ceilings throughout, combined with the inter-connecting flow of spaces, are ideal for entertaining.

Approached along a sweeping shared driveway to private gated parking with the additional asset of a cart-lodge. The home enjoys far-reaching countryside views across arable farmland from the rear elevation, a low maintenance courtyard to the front, south-facing sun terrace and fully enclosed pet-friendly pleasant garden with a bridge traversing a soothing babbling brook.

The property lies on the edge of a semi-rural and much favoured village – only four miles north west of the fine Suffolk cathedral town of Bury St. Edmunds. The University City of Cambridge is easily reached via the A14 east-west major road link, which is accessed via neighbouring Risby to facilitate commuting ease, and with the M11 providing a fast route to London. Reputable private and state schools, an eclectic range of high street and independent shops, and some of the country’s finest restaurants – including the only Michelin star in Suffolk – and leisure facilities can be found within a short drive as are the majestic rambling Lackford Lakes and Cavenham Heath.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

3 Grange Farm Barns is exemplary of a fine listed barn restoration of architectural merit (refer to provenance page) and its beautiful relaxed, voluminous and versatile spaces measure approximately 2921 ft² (271 m²). An abundance of period details. The property will suit a broad range of buyers, whether decamping to the country with pied-à-terres in town, from growing families to downsizers and those desiring the ultimate low maintenance 'lock-up and leave' solution – all who seek convenient country living with all-important outdoor amenity.

Ground Floor

ENTRANCE HALL

An attractive curved and substantial solid wood statement entrance door, partially glazed, opens in to a usefully wide and welcoming entrance hall. There is a floor-to-ceiling storage cupboard with coat hanging space. Additionally, mirrored sliding doors provide a further vestibule. Recessed lighting and oak floors with underfloor heating. Doors to:

STUDY/GAMES/MEDIA ROOM 14'3" x 11'9" (4.34m x 3.58m)

A large study/games/media room with window to front entrance approach. Pair of mirrored storage cupboards. Phone point. Recessed lighting and oak floors with underfloor heating.

CLOAKROOM

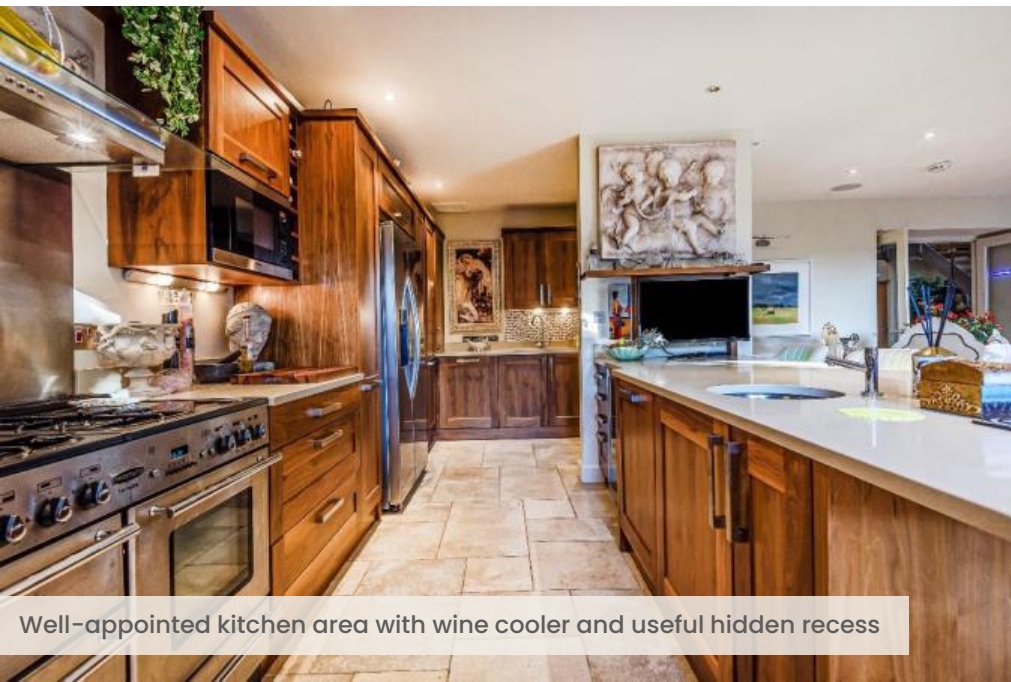
With opaque window to side aspect, the cloakroom is stylishly fitted with black charcoal gloss ceramic wall and floor tiles with recessed wrap-around display shelves. Low-level wc and vanity unit with basin and mixer unit inset. Mirror. Extractor fan. Recessed lighting.



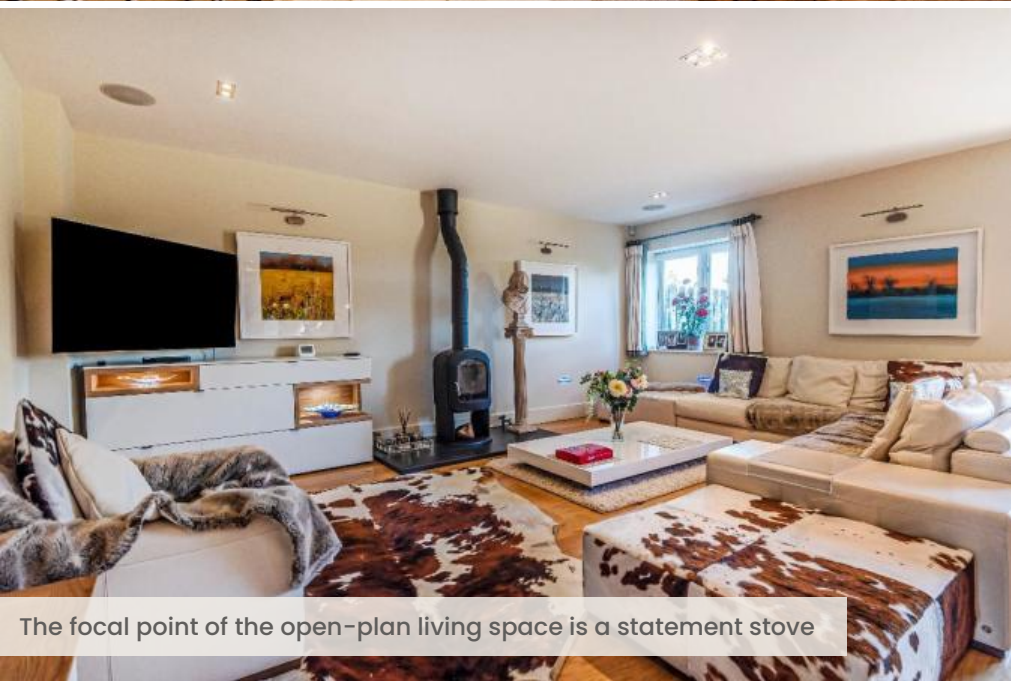
Delightful relaxing sitting room with curvaceous symmetrical fenestration



Open-plan kitchen/dining/living space with substantial breakfast bar



Well-appointed kitchen area with wine cooler and useful hidden recess



The focal point of the open-plan living space is a statement stove

MAGNIFICENT CENTRAL VAULTED RECEPTION HALL 16'4" x 12'4" (4.99m x 3.77m)

A dramatic engineered reception hall with exceptionally high ceilings that truly gravitates you to this uplifting space. The lofty appeal is accentuated by a wealth of exposed period timbers – a sight to behold. This flexible room is ideal for entertaining, and south-facing skylight brings additional daylight in. An expanse of oak floors with underfloor heating and, while ambient mood lighting sets the scene, a stunning brushed steel and wood staircase with glazed panels rises to the pièce de résistance: a suspended landing bridge that spans the entire space, connecting east and west wing bedroom accommodation. There is an aura of theatricality by way of strategically placed mixed spotlights and up-and-down lighting. Phone point.

SITTING ROOM 23'6" x 14'6" (7.16m x 4.42m)

Glazed double doors open into a beautiful and relaxing space with its symmetrical fenestration of arched windows that is altogether pleasing to the eye. The curved central external door opens to the front courtyard and gated parking area beyond. Mix of recessed, picture and pendant light points. Two substantial wood trusses span this unique octagonal architectural curiosity: remnants of its former purpose as a horse-engine house. Oak floor with underfloor heating. TV point.

OPEN PLAN KITCHEN-DINING-LIVING SPACE 35'8" x 19'5" (10.87m x 5.92m)

A home that keeps delighting as one walks through a further set of glazed double doors into a spectacular open plan kitchen-living-dining area: truly the hub of the home. The ambient lighting theme continues combined with mix of recessed, wall and gallery swivel and scoop picture lights, which extend the flow of entertaining space from the vaulted reception hall. Integrated ceiling speakers pipe musical melodies throughout. Oak floors with underfloor heating. Window to rear aspect and French doors lead to a sun terrace and garden beyond. A focal point is the cossetting wood burning stove surmounted on a large solid granite hearth. TV point. Phone point.

The layout of the kitchen has been thoughtfully considered with a useful hidden utility recessed area at one end. The centrepiece is a substantial breakfast bar with LED lighting that accommodates dining for four plus. Fitted with an extensive range of cabinetry in a dark wood shade that includes deep pan drawers, pull-out larder units and glazed plate storage. Task lighting above granite preparation surfaces. High-quality appliances include: *Kenwood* American-style fridge/freezer with ice maker and water dispenser, *Miele* eye-level microwave, *Rangemaster* wine cooler with all-important 45 bottle capacity, *Rangemaster* 6 burner gas cooking range with two electric dual ovens and combi grill, splash back and extractor hood – all in stainless steel. In addition to the breakfast bar, a circular cooks sink with mixer tap, double sinks with mixer taps and dishwasher are in the hidden recess. TV point. Travertine tiles with underfloor heating. *Bosch* tumble dryer.

First Floor

An inspired galleried landing space with a sheer expanse of glazed panels and wood balustrades, an array of exposed ceiling timbers and intricate lighting display. Utility cupboard and cylinder cupboard. Suspended landing bridge leads you to:

PRINCIPAL BEDROOM SUITE 15'4" x 14'5" (4.67m x 4.39m)

An enchanting and spell-binding principal bedroom with lofty ceilings and wealth of timber joists. Mix of spotlights and picture lights. TV point. Loft storage. Large built-in wardrobe. Window to garden aspect and far-reaching sunset views over unspoilt arable landscape. Phone point. Door to:

WALK-IN WARDROBE

A desirable feature is the walk-in wardrobe fitted with compartmentalised shoe storage, shelves and array of hanging rails.

EN-SUITE SHOWER ROOM

Luxuriously appointed en-suite comprising double tray walk-in shower with rain shower and sliding screen, vanity unit with dual basins and mixer taps inset and low-level wc. Tastefully tiled. Shaver point. Extractor fan. Double height heated towel rail. Piped music system and recessed lighting. Stone effect ceramic floor tiled floor. Window to garden aspect and far-reaching views.

BEDROOM TWO 19'7" x 12'0" (5.97m x 3.66m)

A further impressive bedroom with vaulted exposed beamwork and window to garden aspect with far-reaching views. Full-height fitted wardrobes comprising a variety of storage shelving and hanging rails with storage above. TV point. Door to:

EN-SUITE SHOWER ROOM

En-suite comprising shower cubicle with sliding doors, shower attachment, vanity unit with basin and mixer tap inset. Stone-effect ceramic tiled floor. Heated towel rail. Extractor fan. Skylight.



Enchanting vaulted principal bedroom suite with walk-in wardrobe



Sumptuous family bathroom



(left) Hengrave Hall and (right) entablature surmounted on Grange Farm Barn

PROVENANCE

A commemorative tablet is proudly inset on the front elevation and inscribed 'Burnt 1848 | Sir T R GAGE BART | REBUILT 1849' in acknowledgement of Sir Thomas Rokewode-Gage Bt. (8th baronet) 1810-1866, a descendant of one of plotters of the Gunpowder Plot whose family's seat was at neighbouring Hengrave Hall (pictured above) and who commissioned the rebuilding of the barns on the farm that would have once served the Estate. He became sheriff of Suffolk in 1850.

A very rare example in Suffolk, given mechanisation came very late here, due to low labour rates continuing well into the 19th century, is the eye-catching polygonal, octagonal roofed engine house of the barn is – where mules would have circled providing a horse powertrain to drive threshing machinery. One explanation could be Rokewood-Gage family's forward-facing estate management.

First Floor (cont'd)

BEDROOM THREE 16'0" x 11'6" (4.88m x 3.51m)

With window to front aspect. Vaulted crown post ceiling with array of exposed timbers. Built-in three door wardrobe and further built-in mirrored wardrobe. Three wall light points. TV point.

BEDROOM FOUR 16'0" x 11'7" (4.88m x 3.53m)

With window to front aspect. A mirror image of bedroom three with its shared crown post vaulted ceiling, rich in exposed timbers. Built-in three door floor-to-ceiling wardrobes. Two wall light points. TV point.

BATHROOM

Sumptuous bathroom suite tastefully tiled with decorative mosaic motif, large recessed mirror and display shelving. Vaulted ceiling with skylight and further window to side aspect. Comprising panelled bath with shower attachment, vanity unit with basin and mixer tap inset, low level wc. Double height heated towel rail. Extractor fan. Shaver point. Recessed lighting. Piped sound system. Stone-effect ceramic floor tiles.

GARDENS & GROUNDS

Approached along a sweeping shared gravel drive lined with an avenue of cherry blossom trees and communal lawns either side, No.3 is the centrepiece of this first-class range of converted barns and its orientation means a 180 degree vantage point to front and rear. Gates open to a gravel parking area to the front, and there is the additional asset of a cartlodge for ancillary car covered requirements.

A low maintenance courtyard terrace to the front and a south-facing sun terrace to the rear. A bridge traverses a babbling brook to a further garden pocket with gate to fields beyond and breath-taking countryside views. Storage shed and oil tank. Fully enclosed and pet-friendly with fencing. Spigots to front and rear. Outdoor security lighting and CCTV camera.



View of low-maintenance, fully enclosed rear garden with south-facing sun terrace, bridge traversing a brook and far-reaching countryside views



Nearby amenities: red heather in Cavenham Heath Nature Reserve (left); bird sightings at Lackford Lakes; 9 hole heathland course at Flempton Golf Club (bottom right); beautiful wedding venue in the church, gardens and grounds of Hengrave Hall (centre)



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horsing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Lackford Lakes 2 miles
Bury St. Edmunds (A14) 4 miles
Newmarket 13 miles
Cambridge 27 miles



Aldeburgh (Suffolk Heritage Coast)
71 mins / 50 miles



From Bury St. Edmunds
London Liverpool Street
(2hrs)
From Cambridge
London Kings Cross
(2hrs)



London Stansted Airport
(48 mins / 51 miles)
Cambridge International Airport
(34 mins / 47 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
PRIVATE includes: South Lee School (2-13); Culford School (1-19).
STATE includes: Risby Primary School (4-11); King Edward VI (11-16).
University of Suffolk at West Suffolk College – Further Education.



Sweeping cherry blossom gravel entrance drive approach

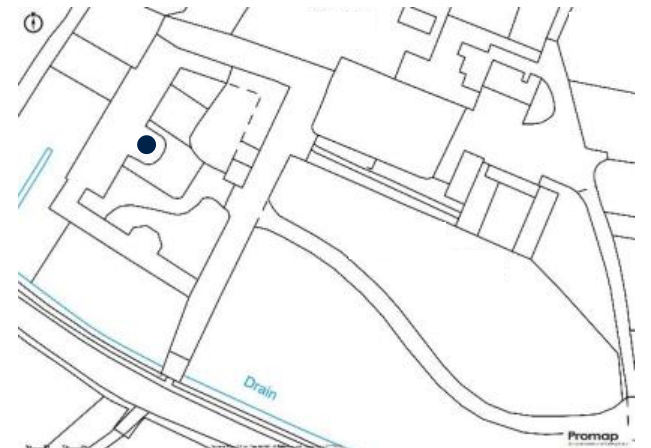
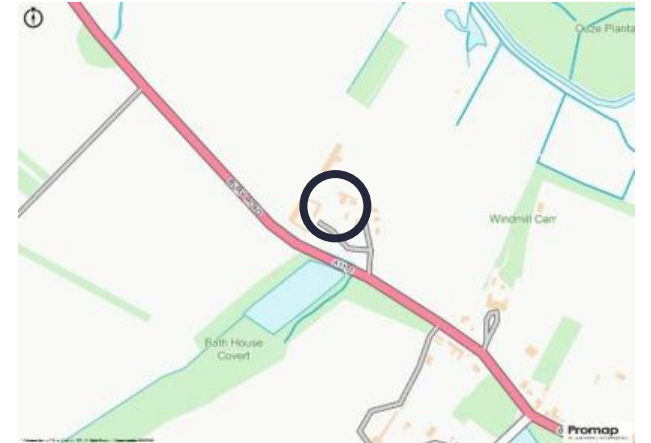
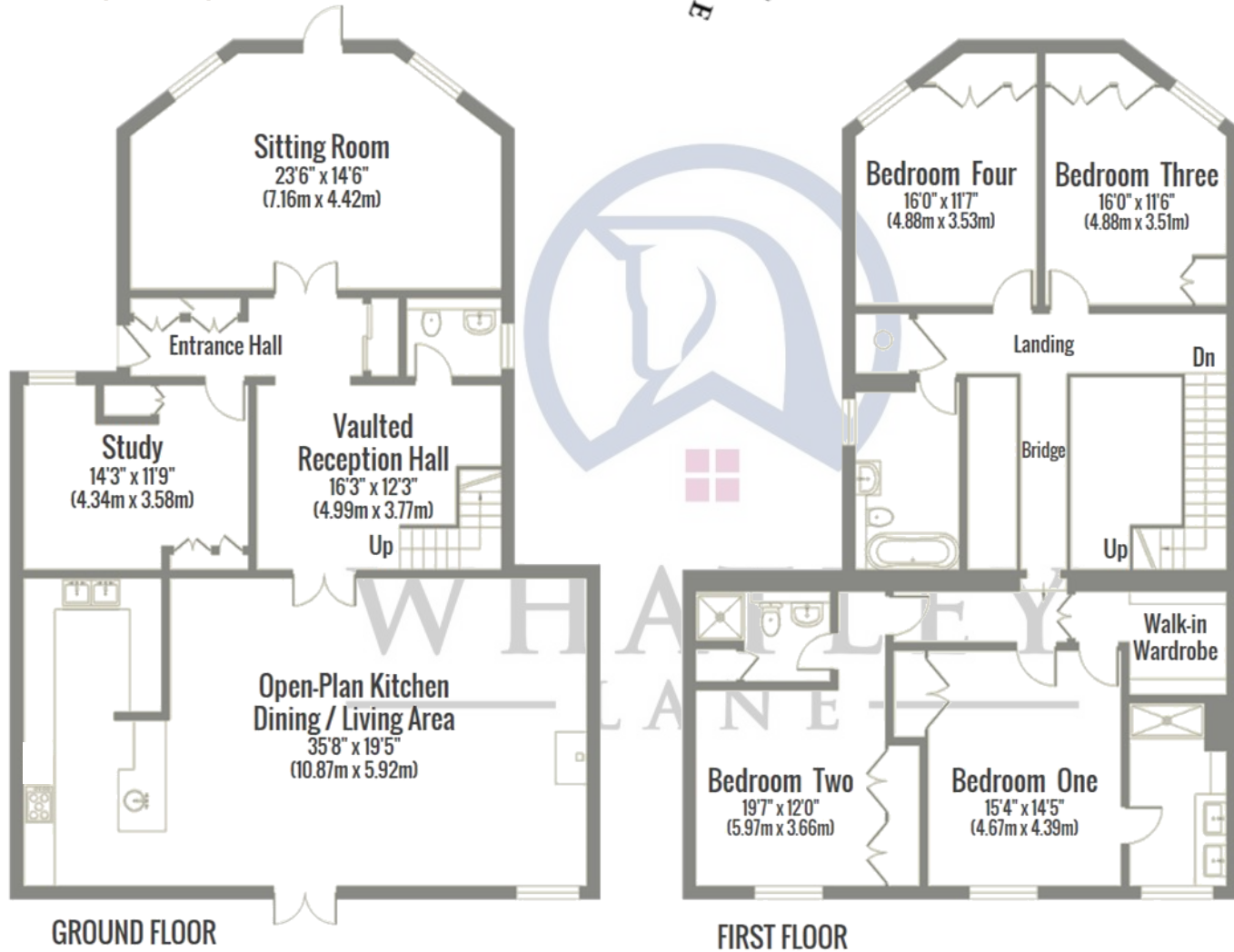


Useful communal cartlodge for ancillary parking requirements

FLOORPLAN

APPROXIMATE GROSS INTERNAL AREA

= 2921 ft² (271 m²)



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

TENURE

For sale FREEHOLD with vacant possession upon completion.

SERVICE

Mains water and electricity. Oil-fired central heating. *Klargester* treatment plant drainage system. AGENT'S NOTE: the shared gravel drive is the responsibility of the owners of the five barns and maintenance costs are split equally.

LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233).

Tax band G – £3,028.43 (2020/21)

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights or support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other lights rights, whether mentioned in these particulars or not.

DIRECTIONS (IP28 6LW):

From Bury St. Edmunds (by car) proceed along the A1101 towards Mildenhall. At Fornham All Saints, proceed straight across the double roundabout and follow the road in to Hengrave. When passing the entrance to Hengrave Hall on the left hand side, the entrance to Grange Farm Barns will be found 50m further on the right hand side marked by our **For Sale board**. Take the first turning on the left across the sweeping private drive.

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.



Secluded ½ mile driveway leads to idyllic setting



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www.whatley-lane.co.uk

www.rightmove.co.uk

www.countrylife.co.uk

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