



Tunstall, Suffolk

Offers In Excess Of £1,100,000

- Four Bedroom Barn Conversion
- Large Barn with Planning Consent
- Close to Coast at Orford
- Two Bedroom Annex
- Yard and Paddocks
- Woodbridge 8 miles
- 18 Stables
- Edge of Village
- EPC - F & D

Blaxhall Church Road, Tunstall

A unique opportunity to acquire a substantial barn conversion with a detached 2 bedroom annex, multiple stables, floodlit menage and a further modern barn planning consent to convert to a 4 bedroom residential dwelling all set in about 3 acres at the very edge of this East Suffolk Village, a short drive from the coast and popular town of Woodbridge. The popular village of Tunstall lies conveniently placed being only about three miles east of the A12 which places the property only about 75 miles northeast of the A12/M25 junction. The riverside town of Orford lies about five miles to the east and everyday shopping facilities may be found at nearby Wickham Market, approximately five miles to the west, on route to which will be found the railway station at Campsea Ashe on the East Suffolk line which gives connections via Ipswich to London Liverpool Street. The river town of Woodbridge lies at the head of the river Deben about eight miles to the southwest.



Council Tax Band: F



PLUNKETTS BARN

ACCOMMODATION

ENTRANCE HALL

Leads to:

BOOT ROOM

Plumbing for white goods, butler sink, and large airing cupboard. Back door to garden and door leading to shower room:

SHOWER ROOM

Complete with shower and W.C.

INNER HALL

Connecting to the ground floor bedroom and bathroom, passageway leading to an UNDEVELOPED AREA OF THE BARN with electric supply offering a potential further reception room and upstairs bedroom, with a new roof already replaced in readiness.

BEDROOM

Window over looking the garden and paddocks.

BATHROOM

Corner bath hand basin and W.C. Window over looking garden and paddocks

KITCHEN/BREAFAST ROOM

Fitted base and wall cupboards, work surfaces and sink unit. Tiled floor. Windows over looking garden and paddocks. Large larder cupboard.

DINING ROOM

Parquet flooring. Window to side

SITTING ROOM

Parquet flooring. Vaulted ceiling, exposed timbers, large floor to ceiling windows and staircase rising to the galleried landing.

STUDY

Window to side.

FIRST FLOOR

GALLERIED LANDING

Roof lights to either side.

BEDROOM

Roof lights to either side. Bedroom 1 & 2 both allow access to the full length attic space with flooring and insulation.

BEDROOM

Roof light. Bedroom 1 & 2 both allow access to the full length attic space with flooring and insulation.

BEDROOM

Roof light

BATHROOM

Panel bath, hand basin and W.C. roof light.

PLUNKETTS BARN ANNEX

ENTRANCE HALL

With utility area and door leading to shower room

SHOWER ROOM

Equipped with shower and W.C.

OPEN PLAN LIVING ROOM & KITCHEN

large living room with fitted kitchen area and windows over looking the yard.

HALLWAY

BEDROOM

Built in wardrobes, Window to side.

BEDROOM

Window to side

BATHROOM

Panel bath, hand basin and W.C.

BARN

DC/24/0167/P3Q Prior approval for the conversion of barn to form four bedroom dwelling. Full details available at <https://publicaccess.eastsuffolk.gov.uk/online-applications/>

STABLES

Separate barn housing nine loose boxes, rug room, feed room, tack room and outside W.C. Three other large stables and five boxes suitable for ponies & storage.

LAND

Access by private drive, in all about 3 acres, Gardens on either side of the barn, paddocks and FLOODLIT ALL WEATHER MENAGE.

AGENTS NOTE

Restrictive covenant applies to the paddock to the west of the barn preventing residential development as marked by blue hatched lines on the plan above.

Easement to allow access along the track to the paddock to the east for agricultural access by the neighbouring land owner shown on the plan above.

TENURE

Freehold

OUTGOINGS

Council Tax band currently F for the main house and B for the Annex

SERVICES

Mains Water, drainage and electricity.

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20446/RDB.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

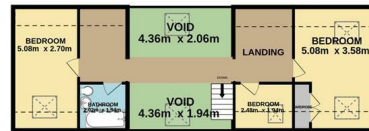




GROUND FLOOR
212.3 sq.m. approx.

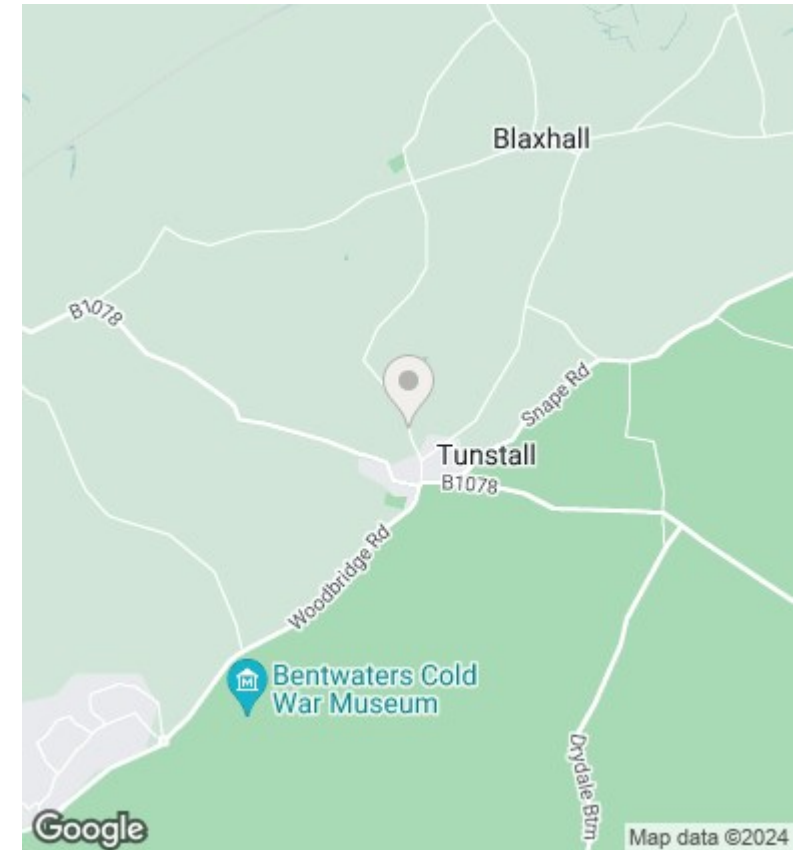


1ST FLOOR
59.5 sq.m. approx.



TOTAL FLOOR AREA : 271.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com