



Snape, Suffolk

Guide Price £970,000

- Stunning Contemporary Barn Conversion
- Wealth of Charm and Character
- Bespoke Kitchen, Larder & Laundry
- Private South Facing Walled Garden
- Ground and First Floor Bedroom Suites
- 2 Acres of Amenity Land
- Kitchen Garden, Workshop & Studio
- Versatile Open Plan Living
- EPC - C

Church Common, Snape

A stunning 4-Bedroom Contemporary Barn Conversion with 2 Acres of Private Land overlooking St John the Baptist church. Snape is home to the internationally famous Snape Maltings Concert Hall, surrounding shops and café, Snape is equidistant between the Mediaeval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool St via Ipswich and two supermarkets and only a few miles away Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.



Council Tax Band: F



DESCRIPTION

Nestled in the peaceful rural setting of Snape, Granary Barn is an exceptional contemporary barn conversion with versatile accommodation set in beautiful private south facing garden and a further 2 acres of land. Originally converted in 2016 by the current owner, this elegant home blends traditional charm with modern design and eco-conscious living.

Constructed with a timber frame and horizontal painted timber lap boarding on a brick plinth, the barn features a striking corrugated steel roof. It is thoughtfully designed with triple glazing and high levels of insulation throughout, ensuring energy efficiency is paramount. Heating is provided by a ground source heat pump with underfloor heating on the ground floor and radiators on the first floor, all with zoned thermostats.

ACCOMMODATION HIGHLIGHTS

You are welcomed into the property via a breath taking vaulted entrance hall with exposed timbers and an oak and glass staircase rising to a galleried landing above. This space doubles as a spacious dining area and seamlessly connects the open-plan living areas.

The expansive ground floor features a predominantly limestone floor, with oak flooring in the main living room. The open-plan bespoke kitchen is beautifully appointed with Neff appliances, larder cupboard, quartz worktops, and a marble-topped island. The adjacent garden sitting room offers wonderful views and double sets of bi-fold doors that open onto a limestone-paved terrace, blending indoor and outdoor living. A separate living room with a log burner adds a cosy, private retreat.

On the ground floor is a generously sized double bedroom with an en suite shower room—ideal for guests or single-level living. Further practical features include a large walk-in pantry, a boot room with plumbing for laundry appliances, and a separate cloakroom.

Upstairs, the galleried landing leads to three well-proportioned bedrooms. The master suite boasts oak flooring, a vaulted ceiling with exposed beams, and a luxurious en suite bathroom with a walk-in shower. Two further bedrooms—one currently used as a home office—share a stylish family bathroom with an over-bath shower.

OUTSIDE

Granary Barn is approached via a privately owned track, with a beech hedgerow providing privacy. A shingle driveway offers ample off-road parking, while a lavender-lined paved pathway leads to the main entrance. The south-facing courtyard garden is secluded and professionally designed, featuring a wealth of planting, shingle and paved paths lead to shaded seating areas—ideal for relaxation and entertaining.

To the west side of the barn lies a more formal garden, along with a high-quality timber building incorporating an insulated studio and workshop, both with electric supply and double glazing. A superb kitchen garden area includes raised vegetable beds, a greenhouse, a pond, lined by shingle paths.

Opposite the barn lies a parcel of private land extending to approximately 2 acres (subject to measured survey). Despite its name, 'Church Common' is privately owned and offers a wide range of potential uses, subject to the necessary planning consents.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently

SERVICES

Mains electricity water and drainage

VIEWING ARRANGEMENTS

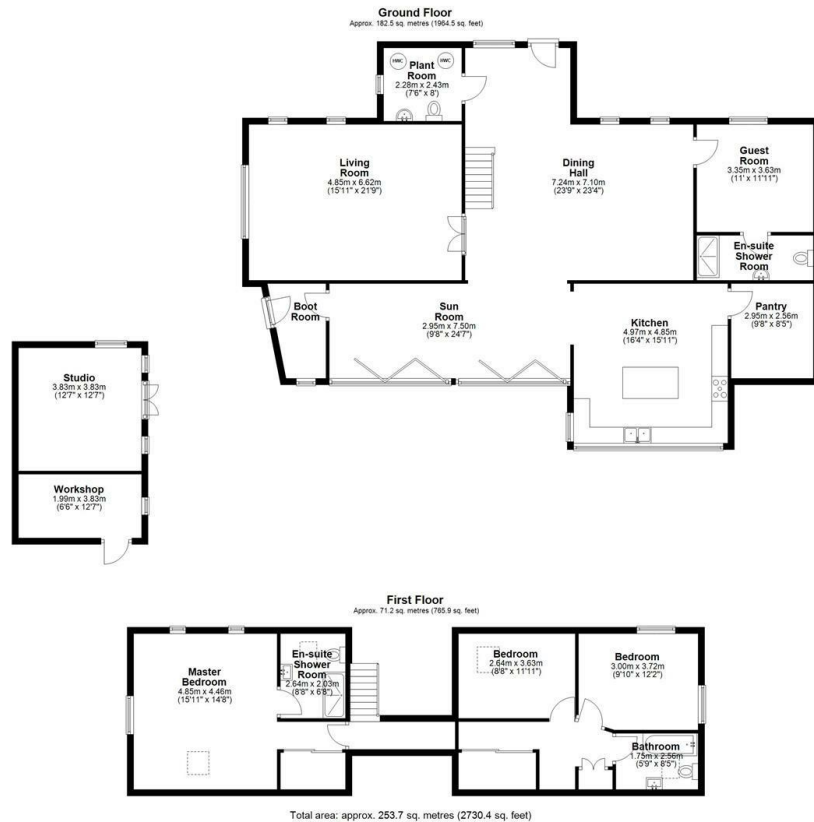
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20894/RDB.

FIXTURES AND FITTINGS

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Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(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