

*Red Barn is a newly converted and tastefully renovated property situated on the outskirts of the village of Syleham.*



RENT

£3,250 Per calendar month

Ref: R2552

Address

Red Barn  
Hoxne Road  
Syleham  
Eye  
IP21 4LN



Kitchen/dining room, sitting room with woodburning stove, utility room, cloakroom. Four ground floor bedrooms, two with en-suite shower rooms, en-suite bathroom and family bathroom. First floor study/reading area. Rear courtyard and garden. Double cart lodge.

To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

*And at The London Office*  
40 St James' Place  
London SW1A 1NS

## **Location**

Red Barn is situated on the outskirts of the small village of Syleham which lies just three miles north from the popular village of Stradbroke. Stradbroke is a desirable village and has local shops and services including a convenience store catering for day to day needs, bakery, medical centre, village hall, children's play area, hairdressing salon, library, post office, two public houses, Church of England VC primary school and Stradbroke High School. There is also a sports centre with a swimming pool, gym and tennis courts as well as numerous clubs and societies including a popular cricket club, tennis club, bowls club and football club. Diss is approximately 8 miles to the north west of Syleham and offers main line rail services to London Liverpool Street Station in just over the hour.

## **The Accommodation**

Red Barn is a stunning, recently renovated horseshoe design barn which is approached by a private gravel driveway.

Entering through the front door into a spacious kitchen and dining area, fitted with well laid out base and wall units with plenty of storage. Quartz work surface with inset one and a half bowl stainless steel butler sink with mixer tap over. At the heart of the kitchen is a large island unit with drawers and cupboards under. There is a Leisure electric range cooker with extractor hood over, an American style double door fridge freezer and space for a dishwasher. Dual aspect windows together with French doors lead out to the rear courtyard area and gardens.

An open archway leads into a spacious living area with original inset beams to the walls and ceiling, oak flooring and partial brick parquet flooring. Brick hearth with woodburning stove. Dual aspect French doors to front and rear. Wall mounted lights together with central lights.

A staircase leads up to a open plan mezzanine area which overlooks the living area below and with high-level and sky light windows.

Returning to the dining area, a door leads out into the first hallway with further doors leading off to a utility room and cloakroom.

To the rear of the hallway, there are two spacious double bedrooms with en-suite shower room and en-suite bathroom.

Returning to the living area, an archway leads to a second hallway. Doors leads off to a family bathroom and a further double bedroom. Another door leads off to the principal bedroom which is a spacious room with a vaulted ceiling with beams. French doors lead out to the courtyard and there is a double door built-in wardrobe. A door leads to an en-suite shower room.

## **Outside**

The property is approached via a gravel driveway which leads to the garden area. The property benefits from a double cart lodge with electric car charging point, power and light. The large garden is laid to lawn with steps leading from the patio and seating area to the rear of the property. There is a private courtyard area which can be accessed from the living area and principal bedroom suite. This is laid to gravel with a paved area for a table and chairs with a brick surround providing privacy.









## Red Barn, Syleham

Approximate Gross Internal Area = 259.3 sq m / 2791 sq ft  
(Including Mezzanine)



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water and electricity. Air source heating. Private drainage.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = C (76) (Copy available from the agents upon request).

**Council Tax** Band G; £3.441/03 payable per annum 2025/2026

**Local Authority** Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;  
Tel: 0345 6066067

**NOTE:** Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Directions**

Heading north on the A140 upon reaching the village of Brome, pass the Devils Handbasin garage on your left and then after a short while turn right onto the B1118. Proceed through the villages of Oakley and Hoxne. Continue out of Hoxne, then turn left, on a sharp right hand bend, by Havensfield Eggs, onto a small country lane, where signposted to Harleston. Proceed along the road for just under a mile where Red Barn will be found on the right,

For those using the What3Words app: ///plankton.guides.jaunts

