



East Cottage Barn

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ESTABLISHED 1966

East Cottage Barn, Low Road, Ubbeston, Suffolk IP19 0EY

- Halesworth 6.9 miles
- Ipswich train station 26.3 miles
- Saxmundham 9.2 miles
- Southwold 16.2 miles
- London 1 hour 15mins approx.

ENTRANCE HALL | OPEN PLAN LIVING/KITCHEN/ DINING ROOM | THREE/FOUR BEDROOMS | BATHROOM | EN-SUITE | PARKING | GARDEN | TWO ACRES

THE PROPERTY:

A fabulous opportunity to convert a modern barn in two acres with planning permission to create two separate dwellings, set in an idyllic area of Ubbeston, with far reaching views across open countryside.

East Cottage Barn stands in a stunning elevated position, set in two acres between Laxfield and Halesworth, a short drive from Peasenhall, and convenient for the heritage coast, with rail access from Halesworth or Darsham to Ipswich and on to the main line train to London.

The Barn stands in a stunning elevated position with far reaching views over the surrounding countryside, and planning permission has been granted for conversion of this building into two stunning large family homes with their own private gardens and parking.

A unique opportunity to convert this fabulous barn, situated in the beautiful village of Ubbeston.

Guide: £250,000 per plot.



The designs retain the character of the agricultural building and are proposed to be clad in timber, under a metal profile roof subject to detailed planning permission.

The Barn is approached from a quiet country lane over a long private drive to this idyllic position, the barn offers a rare opportunity to create two three to four bedroom homes in an absolutely stunning rural position.

AGENT NOTE:

East Suffolk Planning DC/24/0045/FUL

There is also the possibility to purchase another barn with one acre currently without planning permission POA.

Sil Payment: NIL

SERVICES:

Water connected, electricity is available on site, sewage via treatment plant.

According to Ofcom Standard broadband is and mobile coverage is available.

What3words: chapters.anchovies.exist.

LOCATION:

Ubbeston is a village and civil parish in the East Suffolk district, in the county of Suffolk, England. It is located at an average elevation of 47 metres above the sea level. Nearby settlements include the town of Halesworth, the village of Heveningham and the hamlet of Ubbeston Green. The town of Halesworth is about 6.9 miles away, which has a variety of independent shops, The Cut Arts Centre, Library and Rail Station connecting to Ipswich and London Liverpool Street. The Regency coastal resort of Southwold and the Suffolk Heritage Coast are also easily accessible.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



