



Dernford Barn, Glemham Road, Sweffling, Saxmundham, IP17 2BQ

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ESTABLISHED 1966



## **Dernford Barn Glemham Road Sweffling Saxmundham Suffolk IP17 2BQ**

- *Saxmundham 3.5 miles*
- *Framlingham 5 miles*
- *Snape Maltings 6 miles*
- *Woodbridge 12 miles*

ENTRANCE HALL | CLOAKROOM | KITCHEN/BREAKFAST ROOM | PANTRY | LARDER | CONSERVATORY | SITTING ROOM | DINING AREA | STUDY | UTILITY ROOM | 4 BEDROOMS | BATHROOM | SEPARATE WC | DOUBLE GARAGE | FRONT & BACK DRIVES WITH AMPLE CAR PARKING | GARDEN | MEADOW | ABOUT 1.16 ACRES

Situated in the Alde Valley, a Special Landscape Area, Dernford Barn overlooks pretty meadows with views across to the River Alde. It is a highly convenient location, on the edge of Sweffling and within easy reach of both Saxmundham and Framlingham. There is a pop-up shop in the village which delivers and the local café also sells some provisions.

Constructed of weatherboard elevations on a brick plinth with double-glazed windows and a tiled roof, the property is well presented and many of the rooms have wonderful views of the surrounding countryside. The entrance hall has doors to the cloakroom, sitting room and the kitchen/breakfast room, which is equipped with a range of wall and base mounted units with integrated Bosch dishwasher and Rangemaster cooker with LPG hob and electric oven. There is a walk-in shelved larder with a Bosch fridge/freezer, as well as a shelved pantry. Off the dining area is the conservatory which has a stunning view.

The sitting room features a multi-fuel stove with display shelving to one side and adjoins the formal dining area. Steps lead down to the spacious study which has fitted bookshelves and a storage cupboard. There is a useful utility room with plenty of storage space.

A bespoke oak staircase with twisted rope banisters and a little owl finial, ascends to the first-floor landing. The main bedroom has wonderful views with built-in wardrobes and a separate area with a hand basin. There is a guest bedroom with an en suite shower room and two further bedrooms with hand basins. These are served by a bathroom and there is a further WC.

## **A delightful converted barn with attractive gardens and a meadow in a glorious position, with views over the Alde Valley.**

**Guide: £750,000 FREEHOLD**





Outside

Dernford Barn is approached via a long front driveway, passing its own meadow with a right of way leading to the rear driveway. Both drives lead into a gravel courtyard with ample parking and turning space. The adjacent detached double garage has an up and over door and a roller door, power connected. Nearby is an elevated seating area, perfect for a gin & tonic.

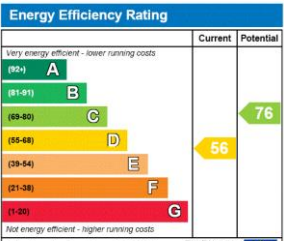
To the rear of the property is a storage room which is accessed via a back door and leads into the rear garden which leads around to an area of orchard with apple, plum and cherry trees as well as a pond. Beyond is the meadow which has a couple of mature Douglas fir trees and there are a variety of other trees including maple, Persian ironwood, Judas tree and silver birch.

General information

- Mains water and electricity. Private drainage
- Oil-fired central heating supplemented by solar water heating and some night storage heaters.
- Council Tax – East Suffolk – Band F -
- Ofcom state – Superfast broadband is available
- Ofcom state – most mobile providers likely
- EPC – D rating
- What3words: commutes.patied.tonality

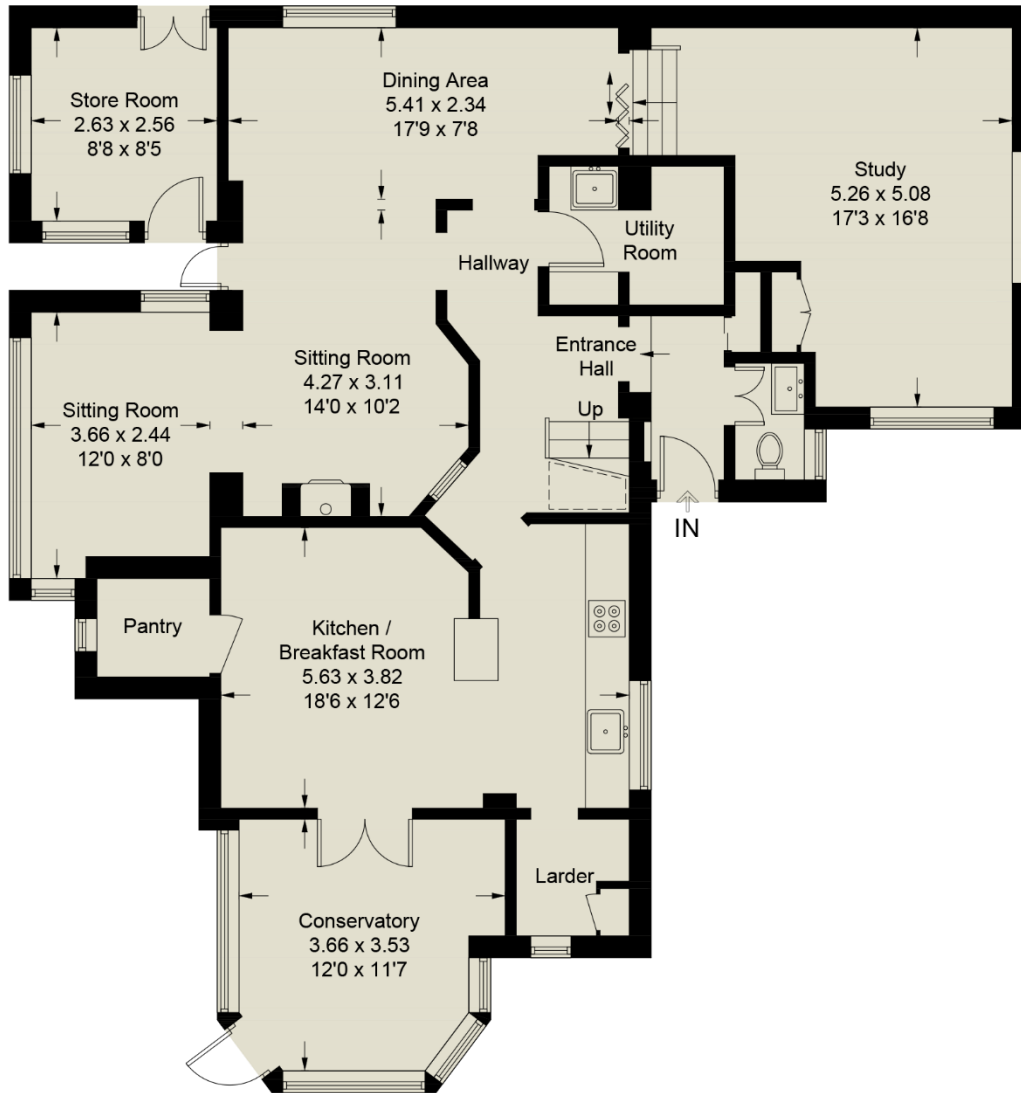
Location

SWEFFLING is a pretty and tucked away village nestled in the countryside of the Alde valley, a designated special landscaped area containing some of the most picturesque countryside in East Suffolk. The village has an award-winning pub, The White Horse, a bowling green, tennis court and a children’s play area. The nearby market towns of Saxmundham and Framlingham provide an excellent range of local shopping, commercial, educational and recreational facilities. The attractive coastal villages of Aldeburgh and Southwold are only a short drive away and both offer excellent shops and facilities including sailing and golfing. The internationally renowned Snape Maltings concert hall is also within a short drive and there are branch line stations at Saxmundham and Wickham Market with service to London Liverpool Street via Ipswich.

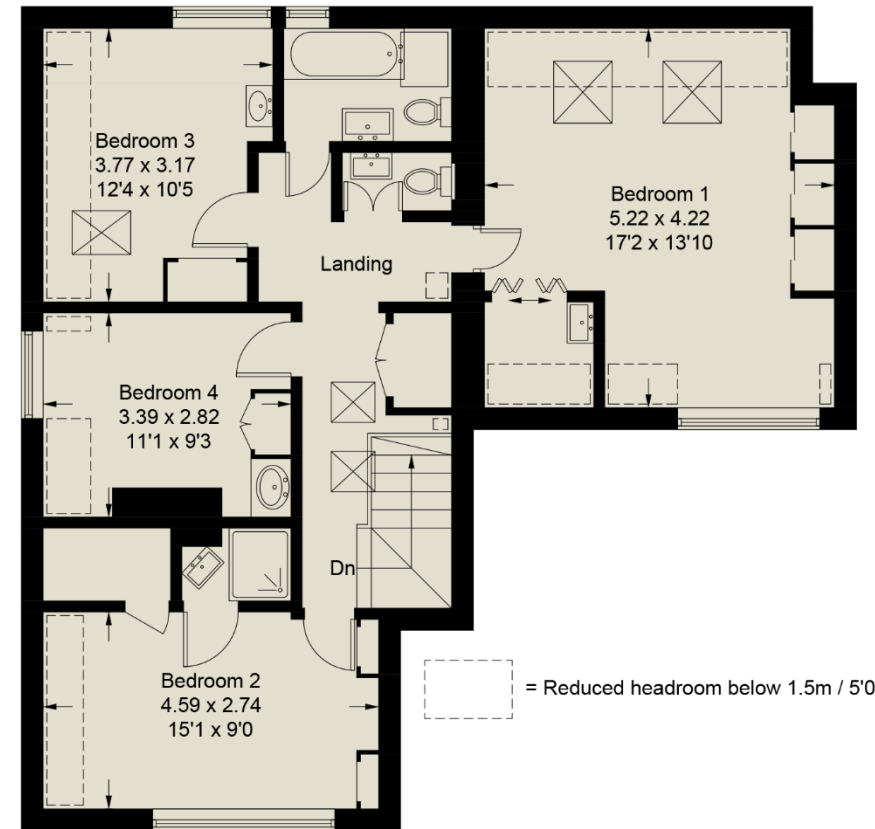


# Dernford Barn, Sweffling

Approximate Gross Internal Area = 207.1 sq m / 2229 sq ft



**Ground Floor**



**First Floor**









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