



GRANGE FARM BARNs

3 GRANGE FARM BARNs
HENGRAVE, BURY ST. EDMUNDS
SUFFOLK

The Grade II listed home displays an abundance of period details, including its impressive octagonal turreted frontage- a rare retained architectural curiosity.





CONTENTS

PART 1	1-2
<i>Introduction</i>	

PART 2	3-9
<i>Downstairs</i>	

PART 3	10-13
<i>Upstairs</i>	

PART 4	14-19
<i>Floorplan, The Great Outdoors & Location</i>	

PART 5	20-24
<i>Provenance & Agent's notes</i>	



Meticulous and beautifully designed interiors showcase a wonderful interplay of voluminous open-plan spaces.

- James Sawyer, Director of Whatley Lane



Form and function in perfect harmony: Arched openings are a signature of the property, complemented by handcrafted glazed woodwork.

INTRODUCTION

Home to horsepower: relaxed 'lock-up & leave' living at this stunning barn conversion with far-reaching 'golden hour' countryside view and low maintenance gardens, nestled on the edge of desirable village close to historic Bury St. Edmunds.

This meticulous high-quality restoration by well-regarded barn conversion specialists Dow Brandeston in 2007 includes piped sound systems, ambient mood lighting and underfloor heating: a perfect fusion of history and modernity. Today, beautifully conceived and updated interiors glisten following a comprehensive programme of refurbishments in recent years, which have transformed the barn into a much loved home. Its impressive octagonal turreted frontage – now a delightful relaxing sitting room – is a rare example of a horse-engine house in Suffolk and that makes No.3 undeniably the most architecturally eye-catching in this range of first-class converted accommodation. A carved stone entablature pays homage to Sir T Gage 'Built 1849', former owner of neighbouring Hengrave Hall Estate and for whom the barn would have once served. Of particular note is the dramatic double-height reception hall with engineered volumes of steel and glass forming a galleried staircase and suspended landing, complemented by a stunning array of exposed beamwork; large study; spectacular open-plan kitchen/dining space with statement stove; enchanting principal bedroom suite with desirable walk-in wardrobe. The exceptional lofty ceilings throughout, combined with the inter-connecting flow of spaces, are ideal for entertaining.

The property lies on the edge of a semi-rural and much favoured village – only four miles north west of the fine Suffolk cathedral town of Bury St. Edmunds. The University City of Cambridge is easily reached via the A14 east-west major road link, which is accessed via neighbouring Risby village to facilitate commuting ease, and with the M11 providing a fast route to London. Reputable private and state schools, an eclectic range of high street and independent shops, and some the country's finest restaurants – including the only Michelin star in Suffolk – and leisure facilities can be found within a short drive as are the majestic rambling Lackford Lakes and Cavenham Heath.

DOWNSTAIRS

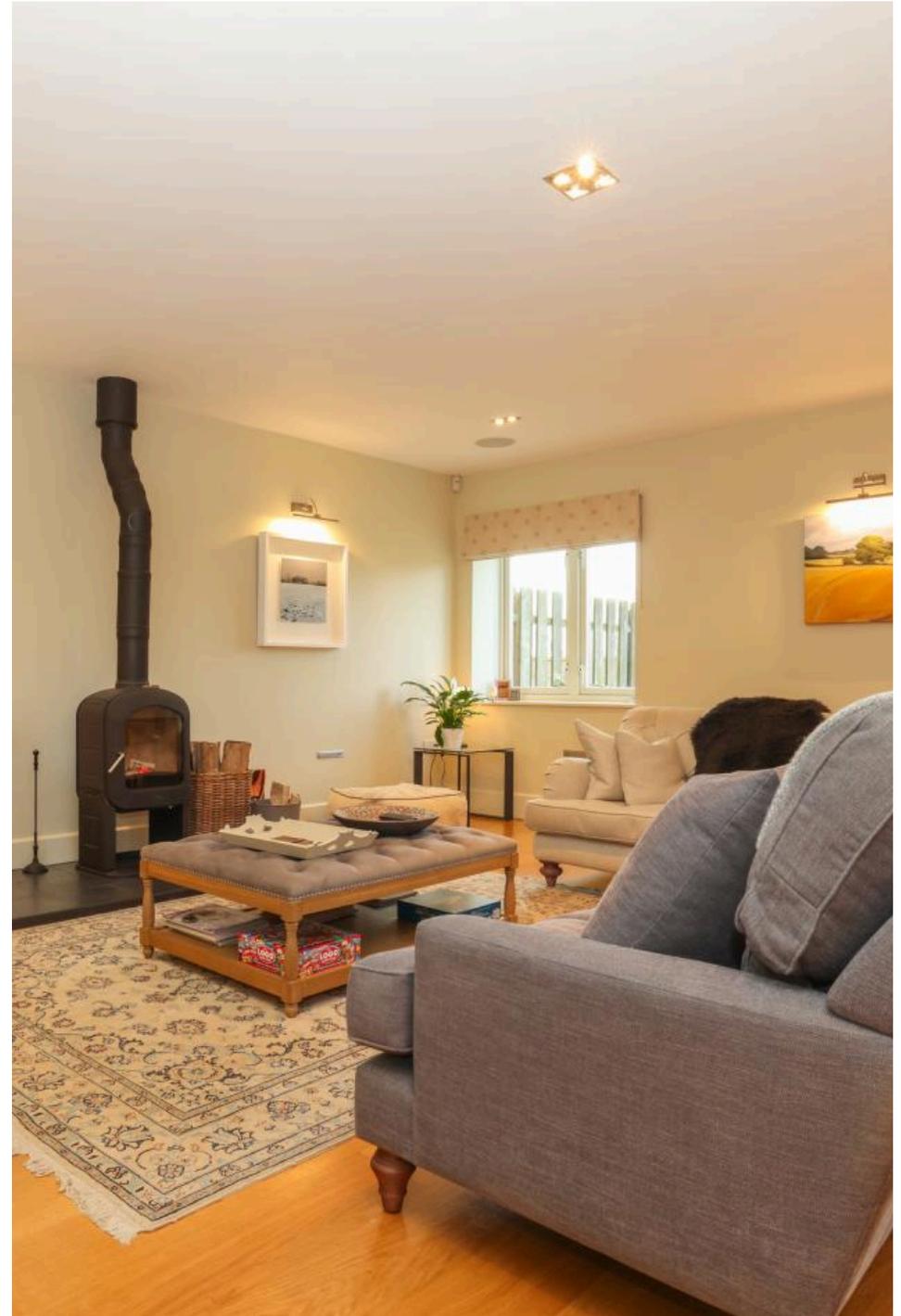
3 Grange Farm Barns is exemplary of a fine barn restoration and its relaxed, voluminous and versatile spaces measure approximately 2921 sq ft (271 sq m). The property will suite a broad range of buyers, from growing families to downsizers and those desiring the ultimate low maintenance 'lock-up and leave' solution - all who seek convenient country living.

An attractive curved and substantial solid wood statement entrance door opens into a usefully wide and welcoming entrance hall with vestibule. There is an expanse of oak floors with underfloor heating throughout while ambient mood lighting and Sonos enabled ceiling speakers set the scene. Two substantial wood trusses span the sitting room housed in the unique octagonal architectural curiosity: remnants of its former purpose as a horse-engine house. The spectacular open-plan kitchen / dining / living area fitted with a statement stove continues the flow of entertaining space from the vaulted reception hall: flexible for dining. The kitchen is equipped with a Kenwood American fridge/freezer, Rangemaster 6 burner gas cooking range with two electric dual oven grills, Miele microwave and 45 bottle capacity wine cooler. A utility area with diswasher further basin and laundry space is cleverly concealed from the rest of the space. There is the benefit of a large private study that could double as a ground floor bedroom.





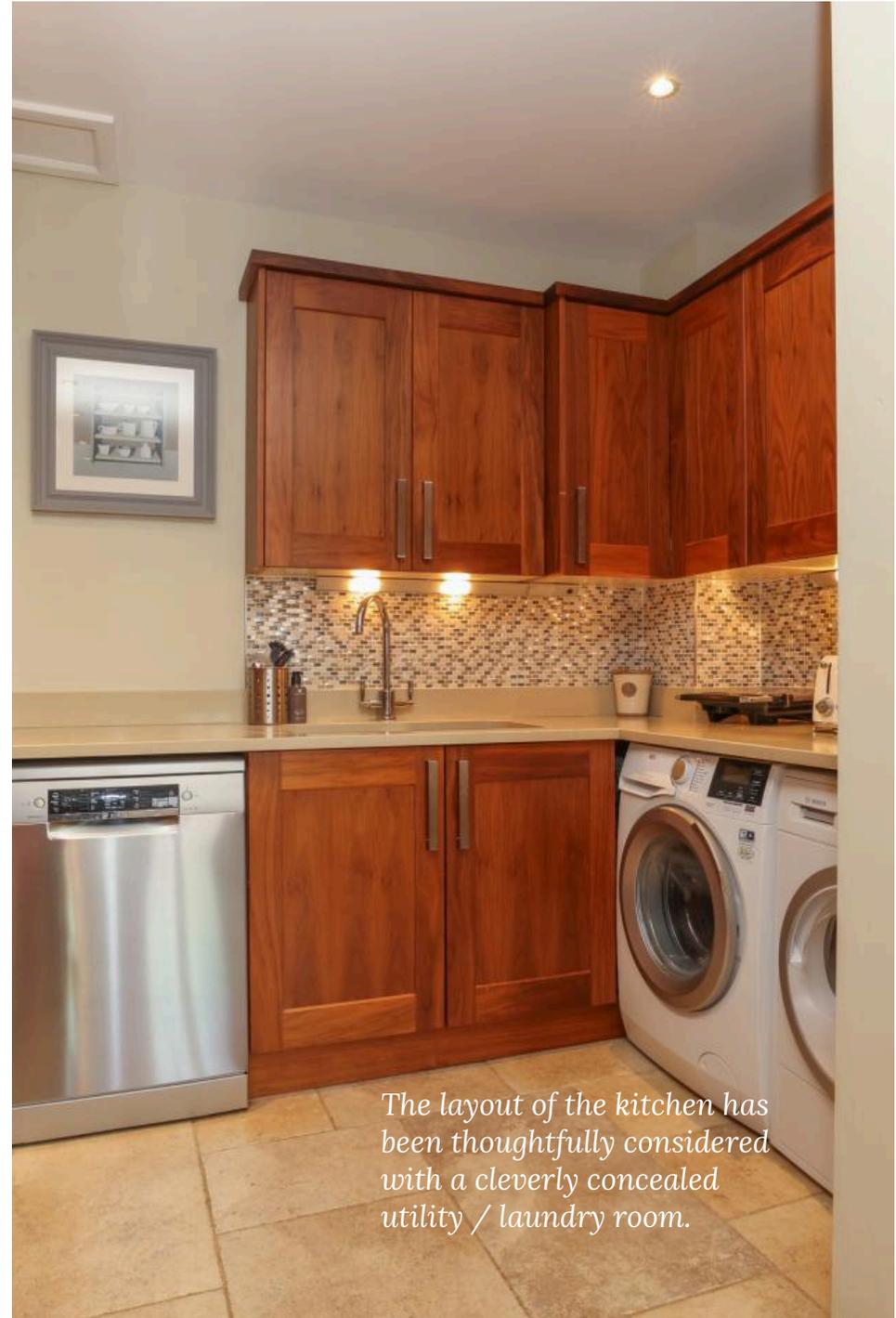
A beautiful and relaxed sitting room with its symmetrical fenestration of arched windows that is altogether pleasing to the eye.







The centrepiece of the kitchen is a substantial accent lit breakfast bar. Extensive cabinetry in a warm hard wood tone contrasted by solid granite work surfaces.



The layout of the kitchen has been thoughtfully considered with a cleverly concealed utility / laundry room.



A home that keeps delighting as one walks through a set of glazed doors into a spectacular open-plan kitchen/living/dining room: truly the hub of the home.

UPSTAIRS

A stunning brushed steel and wood staircase with its sheer expanse of glazed panels rises to the pièce de résistance: a suspended landing bridge that spans the entire space, connecting east and west wing bedroom accommodation. There is an aura of theatricality by way of an intricate lighting display. The impressive array of lofty ceiling timbers are prominently exposed as a stand-out feature of the home.

The principal bedroom suite boasts a desirable walk-in wardrobe with extensive shoe storage, shelves and hanging rails. The large shower room with twin basins enjoys uninterrupted views across the open countryside. Three further bedrooms - all fitted with full-height wardrobes - are served by an additional en-suite shower room and a sumptuous bathroom suite with a large recessed mirror and display shelving baskets in natural light.

A dramatic engineered reception hall with exceptionally high ceilings truly gravitates you to this uplifting space further accentuated by accent lighting.



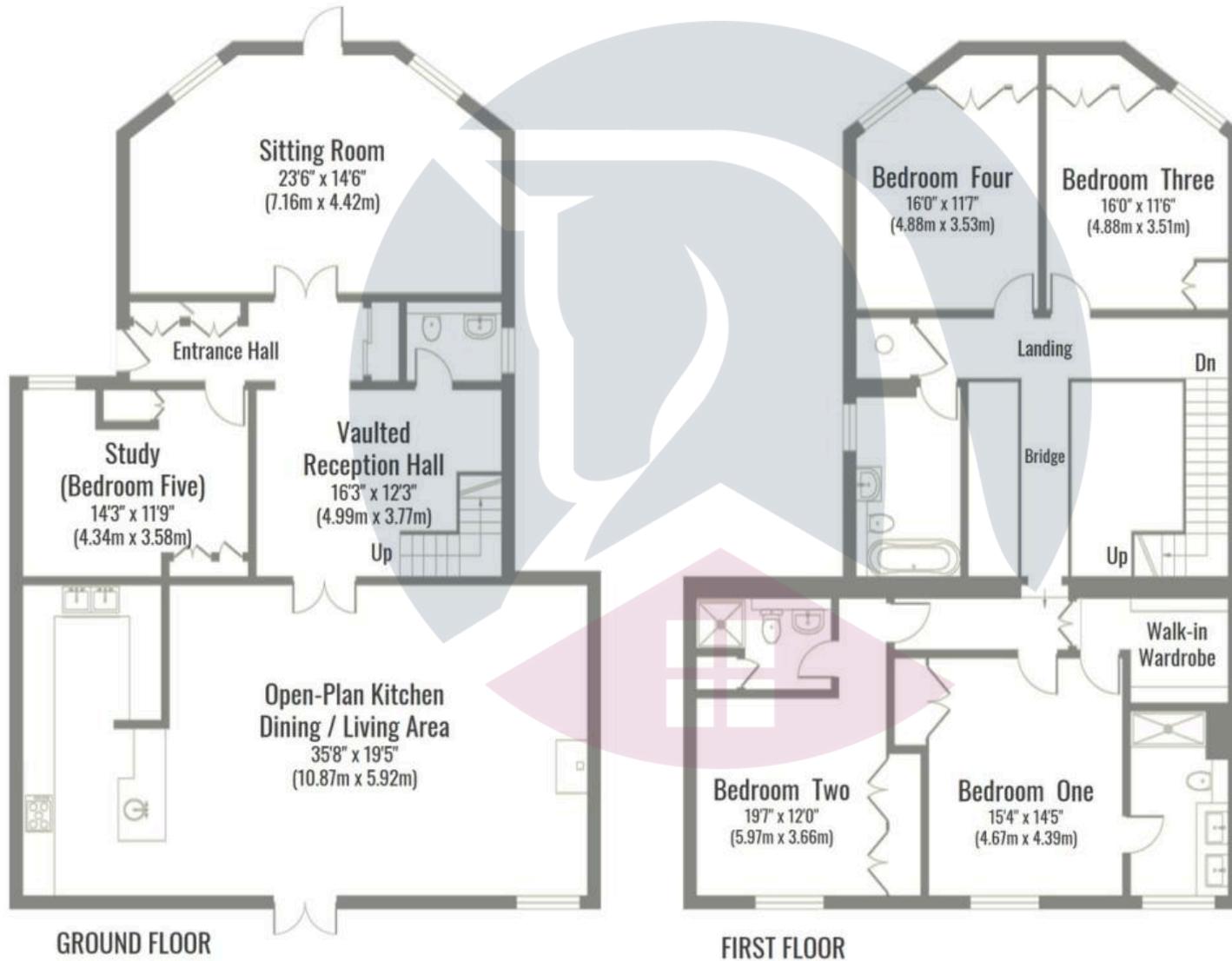


The enchanting principal vaulted bedroom suite benefits from a desirable walk-in wardrobe, complete with extensive shoe storage and a large shower room with twin basins.





FLOORPLAN





THE GREAT OUTDOORS

Serene low-maintenance grounds, designed by a Royal Horticultural Society (RHS) award-winning landscape designer, make the most of the big Suffolk skies.

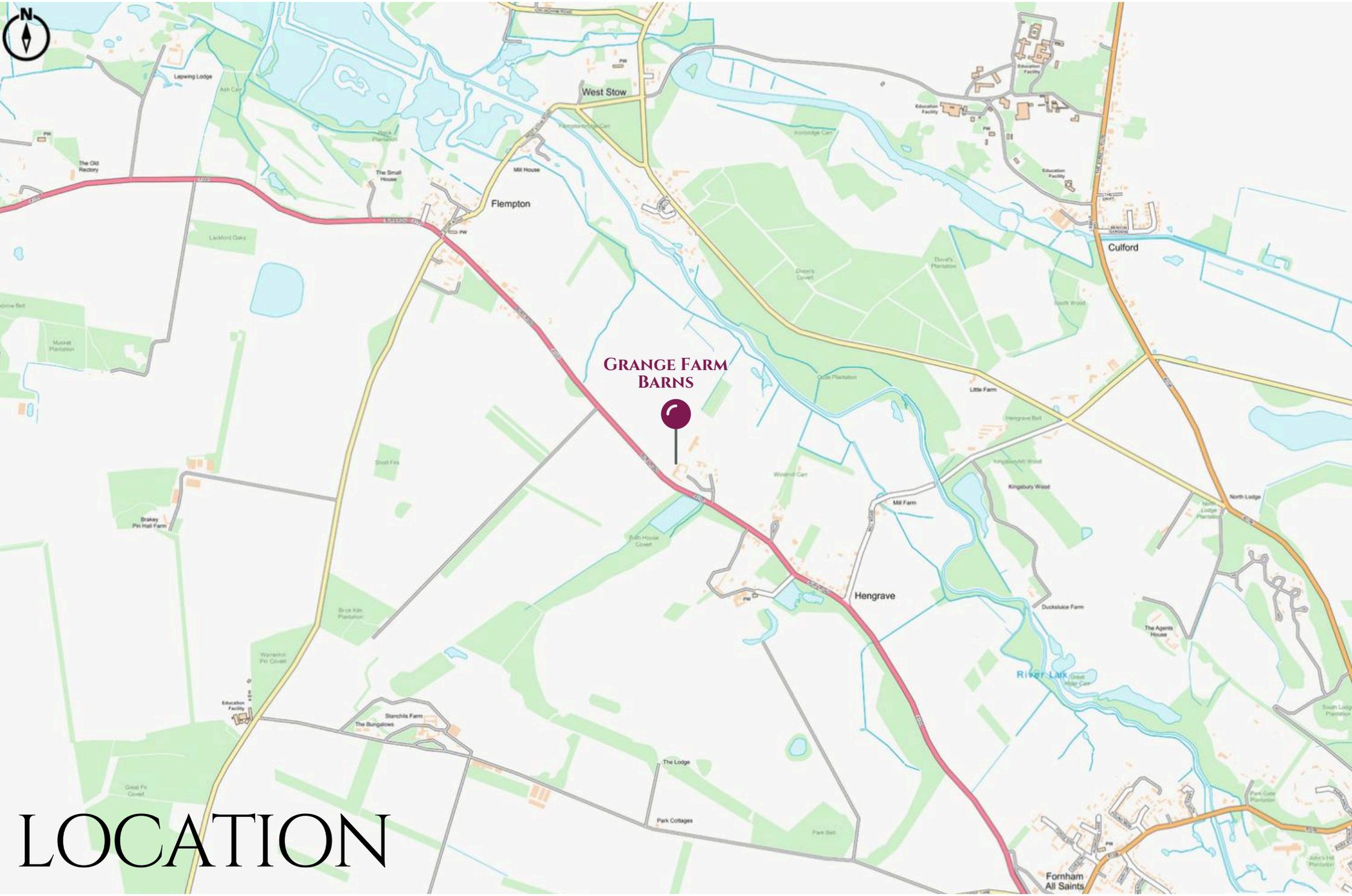
Approached along a sweeping shared driveway lined with Red Horse Chestnut trees and expanses of lawn either side, a pair of bespoke solid oak gates, crafted by a Suffolk based joinery company, open into private parking. There is the additional asset of a cart-lodge with secure storage and an EV charging point. No.3 is the centrepiece of the first-class range of converted barns with its octagonal tower and its orientation means a 180 degree vantage point front and rear. The home enjoys far-reaching countryside views across arable farmland, a low maintenance courtyard, southerly sun terrace and fully enclosed pet-friendly gabion landscaped garden to the rear, framed by a striking mature Common Poplar tree.





Situated in a semi-rural area, on the northernmost fringe of Hengrave Hall Estate and moments from Suffolk nature reserves, the property is approached along a sweeping driveway lined by Red Horse Chestnut trees.





**GRANGE FARM
BARNs**

LOCATION

PROVENANCE

A commemorative stone tablet (pictured below) is proudly inset on the front elevation and inscribed 'Burnt 1848 | Sir T R GAGE BART | REBUILT 1849' in acknowledgement of Sir Thomas Rokewode-Gage Bt. (8th Baronet) 1810-1866, a descendant of one of the plotters of the notorious Gunpowder Plot of 1605 whose family's seat was at neighbouring Hengrave Hall (pictured right) and who commissioned the rebuilding of the barns on the farm that would have once served the Estate. He became Sheriff of Suffolk in 1850.

A very rare example in Suffolk, given mechanisation came very late here, due to low labour rates continuing well into the 19th century, is the eye-catching polygonal, octagonal roofed engine house of Grange Farm Barn where mules would have circled providing a horse powertrain to drive threshing machinery. One explanation could be the Rokewode-Gage family's forward-facing estate management. As such it is Grade II listed denoting its architectural merit.



AGENT'S NOTES:

TENURE

The property is available for sale by private treaty on a FREEHOLD basis with vacant possession upon completion.

GATED PARKING & CARTLODGE

In addition to gated parking there is the asset of a cart lodge with two spaces. 2.35m (7.7 ft) W x 1.90m (6.23 ft) H x 5.70 (18.7 ft) D



RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights or support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other lights rights, whether mentioned in these particulars or not.

The shared gravel driveway is the responsibility of the owners of the five barns and maintenance costs are split equally based on an adhoc 'gentleman's agreement'.

SERVICES

Mains water, electricity, oil-fired central heating. Klargester treatment plant drainage system. It is assumed all are connected, as none of these services have been tested.

LOCAL AUTHORITY

West Suffolk Council ([01284 763 233](tel:01284763233))

Council Tax Band G - £3,516.33 per annum (20 February 2024 - 01 April 2025)



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*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

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