The Great Barn  Lound, Suffolk
A stunning 4/5 bedroom barn conversion offering over 4000 sq ft of superb living accommodation finished to an exacting standard throughout enjoying a rural location with views over neighbouring farmland and situated only 1.5 miles to the local beach.

Features
- Galleried entrance hall
- Family/breakfast room
- Kitchen
- Utility room & shower room
- Sitting room (34’1 x 28’9)
- Garden room
- 4 1st floor bedrooms
- 1 ground floor bedroom/study
- 2 en suite bathrooms, 1 family bathroom
- Gallery
- Large lawned garden
- Terrace with hot tub area
- Rural views
- Ample off road parking

Driving Distances (approx.)
- Hopton beach 1.5 miles
- Goreleston-On-Sea 4.4 miles
- Great Yarmouth 5 miles
- Oulton broad 5.6 miles
- Lowestoft 5 miles
- Beccles 12.3 miles
- Southwold 17.7 miles
- Norwich 23.7 miles
- Diss 33.7 miles
Situation

Lound is a small and charming rural village and civil parish in the north of the English county of Suffolk. It is in the Waveney district and part of the area known as Lothingland between Lowestoft and Great Yarmouth. Lound lies 5 miles north of Lowestoft, 5 miles south of Great Yarmouth and 1.5 miles west of Hopton on Sea and the sandy beaches of the North Sea coast. The village lies just west of the main A12 dual carriageway between Great Yarmouth and Lowestoft.

Lound Lakes are a series of artificial lakes along the Norfolk-Suffolk border. They were originally formed by peat digging and are operated as a series of reservoirs by Essex and Suffolk Water. The lakes, which include Fritton Lake to the west, drain into the River Waveney. The area around the lakes is cared for by Suffolk Wildlife Trust as a 115 hectares nature reserve. The site supports a range of habitats, including woodland, lowland grassland and fen as well as open water habitats.

Lound is located next to the well known estate village of Somerleyton. Local schooling is provided at both Blundeston and Hopton along with further schooling at Langley. Lound has a village hall and The Village Maid public house and the parish church is a medieval round tower church dating from the 12th century.

Description

The Great Barn is a fantastic barn conversion that was converted in 2008 to an exceptional standard throughout. The current owners purchased the property in 2010 and made further significant improvements throughout the barn including a hand made solid wooden fitted kitchen under a granite worktop as well as a full redecoration programme throughout.

Many of the oak beams are exposed and all of the wood used throughout is of solid oak construction, ensuring the highest quality and detail throughout. The ground floor of the barn enjoys under floor heating whilst the first floor has wall mounted radiators. Many of the rooms enjoy vaulted ceilings creating bright spaces and a central galleried first floor landing is a wonderful centre piece to the barn.
The property is accessed through a full height glazed entrance hall which leads into the main ground floor living space as well as opening up to the vaulted 1st floor galleried landing area. Despite having a ground floor of over 2300 sq ft, the living space has been very well thought out to include an open plan kitchen/family/breakfast room with views over the rear terrace. A garden room leads off this area as does the huge sitting room (34'1 x 28'9) with a large brick fireplace surrounding an Aga multi fuel burner offering the option of large entertaining space closing of the various double doors to create separate living areas, ideal for family living. The large kitchen leads through to a utility room keeping the various white goods out of sight and ear shot from the living space and in turn has a back door to the rear garden. A ground floor shower room is located off the utility room. A 5th bedroom/study is located on the ground floor and also works well as a home office with the benefit of its own external door onto the front terrace. This completes the ground floor accommodation.

The open staircase leads up from the entrance hall to reveal the galleried first floor landing which is currently used as TV/snug/play area but would offer many options to the new owners. The master bedroom has dual aspect windows looking over the rear garden and to the fields beyond as well as to the paddocks of the neighbouring property. Having a vaulted ceiling, the bedroom is light and spacious and benefits from an en suite bathroom which also has a shower cubicle. The 2nd bedroom also benefits from an en suite shower room whilst a family bathroom serves the remaining 2 bedrooms on the first floor.

Outside
Accessed over a shared gravel driveway, The Great Barn has its own designated parking spaces along with a large gravelled parking/turning area.

The large lawned garden is located at the end of the barn and is viewable from the kitchen and whilst fenced in with post and rail enjoys a delightful borrowed view of the neighbouring farm along with horses in the paddock and distant farmland. A terrace/courtyard garden is tucked away behind the barn creating a sheltered and private area which currently has a hot tub and patio furniture to make the most of the space. The terrace is also directly accessible from the garden room allowing the internal living space to naturally flow outside.
Directions NR32 5LJ

From Great Yarmouth or Lowestoft, Lound can easily be accessed in either direction from the A12. Alternatively, from Norwich, Lound can be accessed by car using 1 of 2 main routes:

Route 1: Head West on the A47 signposted towards Great Yarmouth. At the Acle roundabout, continue on the A47 on the Acle Straight and entering Great Yarmouth at the Runham roundabout, take the 3rd exit onto the A12 south, crossing over the River Yare. Stay on the A12 passing Great Yarmouth, Gorleston-On-Sea and just after passing over the Hopton roundabout take the next exit off the A12 to the right (Jay Lane) towards Lound. The Great Barn is found at the end of the first gravel driveway on the left hand side.

Route 2: Head South West on the A146, and after passing Loddon, take the B1136 towards Hales and Raveningham. The B1136 will exit onto the A143 heading north passing through Haddiscoe and crossing over the bridge at the River Waveney entering the hamlet of St Olaves – immediately turn right into the B1074 heading towards Somerleyton and Blundeston. At the end of the road, turn left into Flixton Road which will take you into the village of Lound. Turn right into Church Lane and then The Great Barn will be visible at the end of the 2nd exit on the right hand side at the end of the gravel driveway.

Local Authority
Suffolk County Council

Services
Mains water and electricity, private drainage (septic tank), oil fired central heating & hot water

Fixtures and Fittings
Items regarded as fixtures and fittings including carpets, curtains, light fittings, kitchen appliances and garden ornaments are excluded although these items may be available by separate negotiation.

Viewings
Strictly by prior appointment with sole agents Jackson-Stops & Staff. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.
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