



The Barn  
High Street | Hopton | Suffolk | IP22 2QX

# OPEN FIELD VIEWS



This lovely eighteenth century barn conversion is positioned on a secluded plot in a popular, well-served Suffolk village. The property benefits from four roomy bedrooms, a fitted kitchen, a utility room, two bathrooms, a shower room, and two garages. This characterful family home enjoys a tranquil setting, tucked away from the road with views of the surrounding countryside.







- A wonderful Barn Conversion in the excellent well-served village of Hopton
- Four Bedrooms; Two Bathrooms and a Shower Room
- Downstairs Bedroom Five/Study
- Large Sitting/Dining Room separated by Back to Back Fireplace with Separate Snug Area off the Sitting Room
- Fitted Kitchen and Separate Utility Room
- Twin Garages and Off Road Parking
- Charming Gardens Backing onto Open Fields
- The Accommodation extends to 2,853sq.ft
- Energy Rating: D

The space provided by this exceptional barn conversion is a feature that particularly appealed to the current owner who has lived in the property for more than 20 years. "Having enough space to grow as a family was important to me. The rooms in the barn are a good size which meant that none of my children had to compromise with a smaller bedroom."

#### Step Inside

This charming home is well-kept, has adaptable space throughout, and has lots of helpful storage areas. Many of the rooms are distinguished by their original beams, which add quirky details throughout the property. Some of the beams even feature engravings that attest to their maritime origins. The owner explains, "I love the character of this property, it makes it a really interesting home to live in and it has a lovely feel to it."

The entrance to the barn leads into a spacious hall, with stairs to the left ascending to the first floor. To the right of the hall is access to a useful utility room, leading into a bright downstairs bathroom complete with full sized bath. A second staircase ascends from this area to bedroom 5 on the first floor. A well-proportioned reception room/bedroom 1 is accessed via the utility room. This is a versatile space which can be purposed for a range of uses including a guest bedroom, children's playroom, or home office.

Access to a charming sitting/dining room is available by returning through the main hall. A central brick fireplace with a woodburning stove and numerous windows make this room bright and welcoming while also fostering a cosy atmosphere. The room is not short on character features, with beams, studwork and exposed brick serving as architectural nods to the building's past. Despite the open layout of the space, cosy corners are created by partially beamed walls. Notable is the cosy snug area, which is the ideal place to read a book while curled up on the sofa. This space opens up onto a patio via a pair of double doors.

From the sitting/dining area, is access to the dual-aspect kitchen which has been tastefully fitted with a range of low-level cabinets. The kitchen is conveniently open in arrangement and provides a convivial area to both cook and entertain guests in the main dining space.







Moving upstairs and there are four sizeable bedrooms. Bedroom 3 boasts large, fitted wardrobes and floor to ceiling windows which provide a stunning view of the pretty gardens and countryside beyond. A wonderful place to enjoy breakfast in bed. Bedrooms 2 and 3 are both generously sized and benefit from views across the garden and fields afar. A shower room, complete with a corner shower cubicle, WC, and sink, is located at the end of the landing. Also accessible from the landing is a sizable storage room and laundry area. A further double bedroom with large bathroom is accessible from the second ground floor staircase

#### Step Outside

The barn benefits from a quiet setting at the edge of open countryside, nestled behind a neighbouring property and away from the road. There is parking for several cars and a shared drive provides access to the property. The property benefits from two garages, each with electrics and lighting. To the rear of the property is a large patio area, perfect for outside entertaining on a warm day. Steps lead from the patio to a large lawn area, fringed with mature trees and shrubs. To the rear of the garden is a five-bar gate which provides access to a network of scenic footpaths, perfect for exploring the local area. The owner explains "when the kids were younger, we used to walk to Knettishall Heath from here where they used to enjoy playing in the river and feeding the wild ponies."











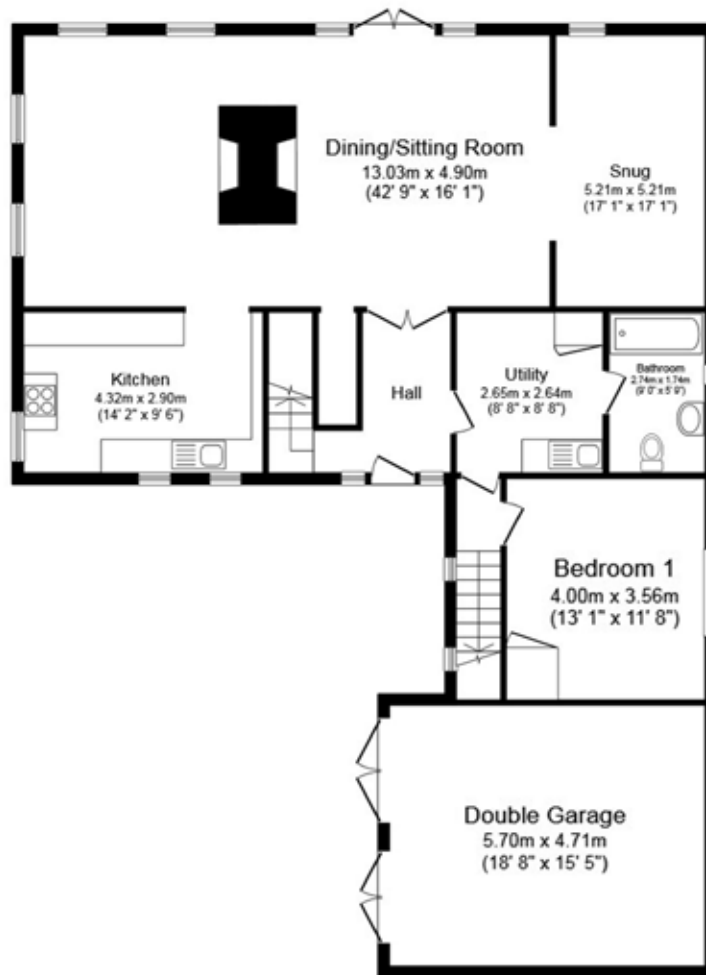




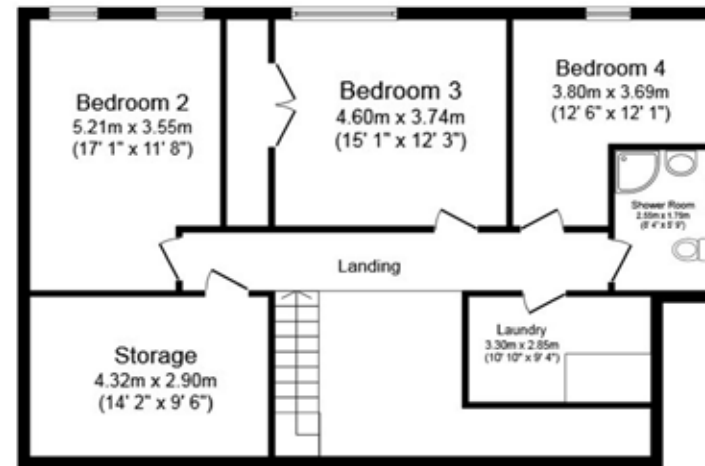




Property - DIS4326  
 Approx. Internal Floor Area - 2853 Sq ft / 265 Sqm



Ground Floor



First Floor



For identification purpose only. Not to scale.  
 Copyright © patchphoto@outlook.com 2022  
 Produced for Fine & Country

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep

The popular Suffolk village of Hopton is located just south of the Norfolk border on the B1111 road between Stanton and Garboldisham. A shop, pub, primary school, church, and village hall provide a range of immediate services to this friendly community. "Hopton is a really friendly village" explains the owner, "there is lots of get involved with on a community level if you want to."

### How Far Is It To

Hopton is conveniently located halfway between Diss (9 miles to the east) and Thetford (9 miles to the west), where an extensive range of shops and services can be accessed. Diss Station provides direct rail links into London Liverpool Street in less than 1.5 hours and the city of Norwich in less than 20 minutes.

### What Three Words Location - mealtime, modern, shark

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

### Directions

Proceed from the market town of Diss along the A1066 and proceed through the villages of Roydon, Bressingham and South Lopham. On entering the village of Garboldisham take a left hand turn at the crossroads by the Fox public house. Follow the road into the village of Hopton. The property can be found set back from the road on the right-hand side.

### Services and District Council

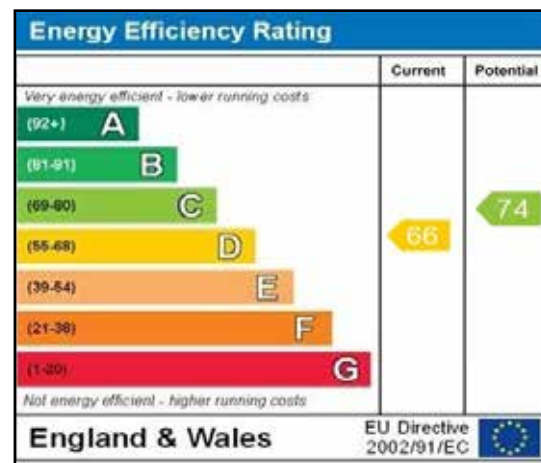
Oil Central Heating, Mains Electricity, Water & Drainage (new boiler 3 years ago)  
West Suffolk District Council – Council Tax Band F

### Tenure

Freehold



Fine & Country Diss Office  
Navire House, Diss, IP22 2LA  
01379 646020





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989  
Striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

follow Fine & Country Diss on



Fine & Country Diss  
Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

