



The Byre  
8 Flixton Road | Blundeston | Suffolk | NR32 5PL

FINE & COUNTRY

# COUNTRYSIDE COMFORT



“A glorious location, close to the coast and wide-open countryside with sunny private gardens. An abundance of character features combined with contemporary comforts, with a layout that rises to every occasion. This barn conversion has enormous appeal and a high specification throughout.”



# KEY FEATURES

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- A Spacious and Beautifully Presented Barn Conversion with Field Views , located in the Semi -Rural, Popular Village of Blundeston
- Five Bedrooms; Four Bath/Shower Rooms
- Stunning Open Plan Kitchen/Dining/Living Room
- Separate Sitting Room with Wood Burning Stove
- Optional Holiday Let/Annexe Potential
- Double Garage and Ample Off Road Parking for Several Vehicles
- Enclosed Rear Garden with Patio Areas
- The Accommodation extends to 3,016sq.ft
- Energy Rating: E

The owners wanted to live in the county, with field views, dog walks and a character home, but they didn't want to be in the middle of nowhere. This has proved the perfect balance of countryside with convenience and has been a superb family home over the years. It's a place that offers a warm welcome and has a lovely comfortable ambience that you sense when you step through the door. It's all-round impressive and a true delight.

## Making Memories

The current owners are only the second to have called this barn home since it was first converted – and what a home it's been! Wonderful for entertaining, perfect for parties and very family friendly, it's an excellent all-rounder and has been beautifully finished, effortlessly marrying the old and the new. Exposed brick walls, chimney breasts and long oak beams nod to the barn's agricultural heritage, as does its name, The Byre. The barns here sit comfortably right on the edge of the village with views over open fields and the setting perfectly suits the property.

The current owners have further improved their home, opening the kitchen to the formal dining room to create a brilliant family and entertaining space. Every year they gather their extended family from all over and have 15 to 20 people together for Christmas dinner. They've had many birthdays here and have celebrated parties galore. As well as seating at the kitchen island, there's room for a large table and for a sofa and sideboard.





# KEY FEATURES

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## Great Flexibility

The barn also comes with income potential. The stylish annexe with its chic walk-in shower, separate kitchenette and spacious bedroom has room for seating and dining and has doors onto a patio where the owners have a hot tub. You could easily rent this out as an Airbnb. The owners also have a double bedroom dressed beautifully, like something from an interiors magazine or boutique hotel, with a stunning freestanding copper bath. A very nice place for a long, relaxing soak! Again, this has its own access from the garden. In addition to these bedrooms, there are three further bedrooms, one with an en-suite and all with built-in storage.

The main sitting room is at the opposite end to the kitchen and both rooms have log burners, so while the house is very well insulated and warm, you can add that extra bit of cosiness in winter. "We love it because when we have a houseful, we'll start in the kitchen, but then if the kids want to go off and do their own thing, we can all spread out and we're not under each other's feet." The flooring is Karndean or tiled throughout and is really easy to clean – this is a place that's as practical as it is pretty.

## A Peaceful Place

Outside, the gardens wrap around three sides of the property, so you can follow the sun around all day and also sit out in seclusion. It's beautifully private and peaceful out here and the field views are gorgeous. You'll see all the usual garden birds around the lawn, but there's also owls and muntjac in the fields and a herd of white deer from the Somerleyton Estate. Head out on foot and you can walk to Somerleyton along the Angles Way, seeing cows grazing in the fields. You can also walk to the village primary school, as indeed the owners' children have done, and to the village pub, playground, tea room and village hall.

This is a place with a strong sense of community and has been great for the owners as they looked to put down roots. Trouble is, it's hard to leave! You're near the coast and to all the leisure facilities and places to eat, but far enough inland that you're away from the summer hordes. The barn truly offers an enviable lifestyle with all the advantages of country life and the convenience of a great location.



































# INFORMATION

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## On The Doorstep

Blundeston is a village and civil parish in the Waveney district of the English county of Suffolk. The village contains a Village Hall, Playing Field, Church, Skate Park, Hairdressers, Blundeston CEVC Primary School, and pub, the Plough Inn.

## How Far Is It To?

Blundeston is situated in the north of the county of Suffolk. The market town of Beccles is approximately 12 miles south west and has a wide range of shops, cafes, restaurants and other facilities. The cathedral city of Norwich is 24 miles to the north west. It has a wide range of leisure & cultural amenities as well as shops, cafes and restaurants. Norwich also has direct train links to London Liverpool Street and other destinations and an International Airport.

## Directions

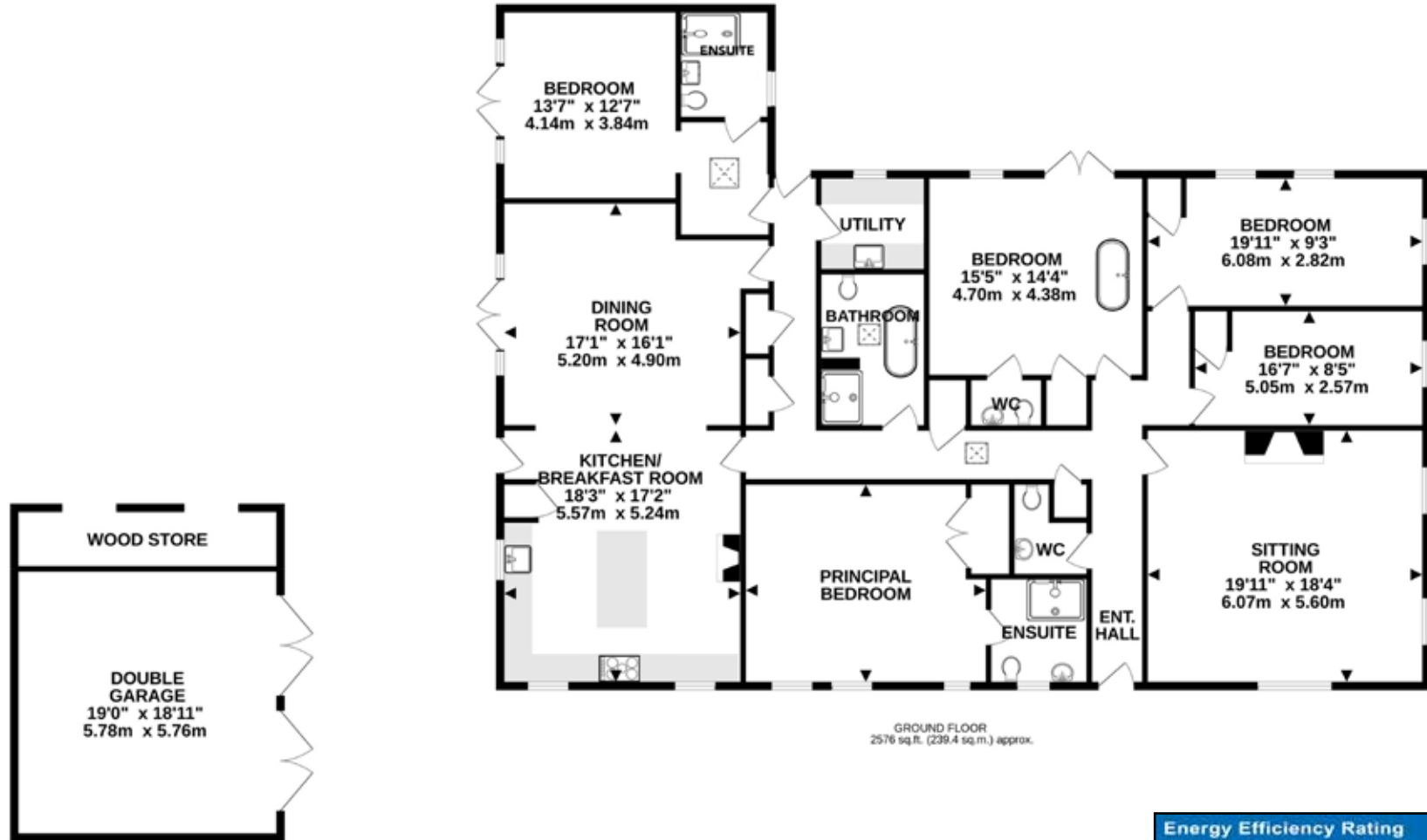
From Beccles take Northgate, Gillingham Dam and Loddon Rd to Norwich Rd/A146 in Norfolk. Turn left onto Norwich Rd/A146. At the roundabout, take the 3rd exit onto Yarmouth Rd/A143. Turn right onto Herringfleet Rd/B1074. Continue to follow B1074 for approximately 4 miles. Turn left onto Flixton Rd and the property will be found on the right hand side.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[factor.dote.livid](#)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
East Suffolk Council - Council Tax Band G  
Freehold



TOTAL FLOOR AREA : 3016 sq.ft. (280.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
		EU Directive 2002/91/EC	



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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.

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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.

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