



Burnthouse Barn
Burnthouse Lane | Toft Monks | Norfolk | NR34 0ES

SCENIC SERENITY



“Beautiful views stretch out over the surrounding fields with birdsong the only sound to break the silence, this barn enjoys a truly idyllic position.

If you want to live out your rural dream but you don't want to be in the middle of nowhere, this is going to be right up your street.

Walking distance to the village and close to the A143, yet feeling a world away, packed with character, but finished in a contemporary style, this offers the perfect balance of countryside and convenience, old and new.”







- An Immaculately Presented Detached Barn Conversion, located in an Idyllic Rural Location in Toft Monks
- Benefitting from Three Bedrooms; Bathroom; Principal Bedroom with En-Suite
- Kitchen/Breakfast Room with Vaulted Ceiling; Separate Utility Room
- Sitting Room with Vaulted Ceiling and Double Doors out to the Garden
- There is the Possibility of Purchasing More Land
- Ample Off Road Parking
- The Accommodation extends to 976 sq.ft
- Energy Rating: D

If you've always wanted to escape to the country, and you can picture yourself sitting out on the patio watching deer wander through the fields and a family of red kites overhead, you'll love this beautifully converted barn. Sitting comfortably among open farmland, the pretty property offers all the ease of a modern home with the character of a conversion.

Making It Your Own

The owners first came across the barn when the conversion was nearing completion. It meant they were able to personalise the property, choosing their own finishings and putting their own stamp on it. As a result, the barn is stylish and contemporary with plenty of character from the exposed brick and lovely old timbers. It's unusually light and airy for a barn, with many windows framing the exquisite views and making the most of the barn's position. The owners love the laidback lifestyle and the connection you get to the neighbouring countryside, whilst visiting friends and family always remark upon the sense of tranquility.

Step Inside

The layout here has been very well considered and the owners have found this to be as practical a home as it is attractive. Surprisingly economical to run, it's also low maintenance. "We wanted a home we could enjoy and the ability to spend our time as we pleased, rather than always having to do something around the house. This has been absolutely perfect." As you enter the barn, you'll find the bedrooms to one side of the central hall and the living space to the other. All three bedrooms are an excellent size and all have an outlook over the fields, as well as rooflights. The master is particularly spacious and has an en-suite shower room, while the other two bedrooms share a contemporary family bathroom. The kitchen has plenty of room for a family dining table and is a lovely sociable space, open to the triple aspect sitting room beyond. The latter has doors opening onto the little patio, so you can make the most of the outlook.

Stunning Surroundings

There's ample parking to the front of the barn and the courtyard area here is mostly walled. This is delightfully sunny and sheltered, so the owners have a table and chairs out here. Behind the barn there's a patio wrapping around two sides of the sitting room, so you can follow the sun around all day, plus there's a small lawned area to the front and to the rear. The owners love it because they have all the advantages and interest of the views, but a very low maintenance garden. (If you do want a larger garden, you can always speak to the farmer and come to an arrangement regarding more land.) Pheasant and partridge stop by, as do moorhens, deer, kestrels and more. The sunrises and sunsets are sensational and on clear nights, the unspoilt sky offers wonderful stargazing. Head left or right out of the drive and you can walk for miles along quiet lanes and country paths, barely seeing another soul. Dog walkers and horse riders will always say hello – the owners have found people here to be friendly but never intrusive. You can walk to the pub and there are several really good options a short distance from home, as well as in Beccles itself. Gorleston is only 15 to 20 minutes' drive and has recently been voted the best beach in England, while Southwold is just half an hour from here. You can be in the centre of Norwich in 30 minutes too, so it's ideal if you work in the city but want to live in the country.









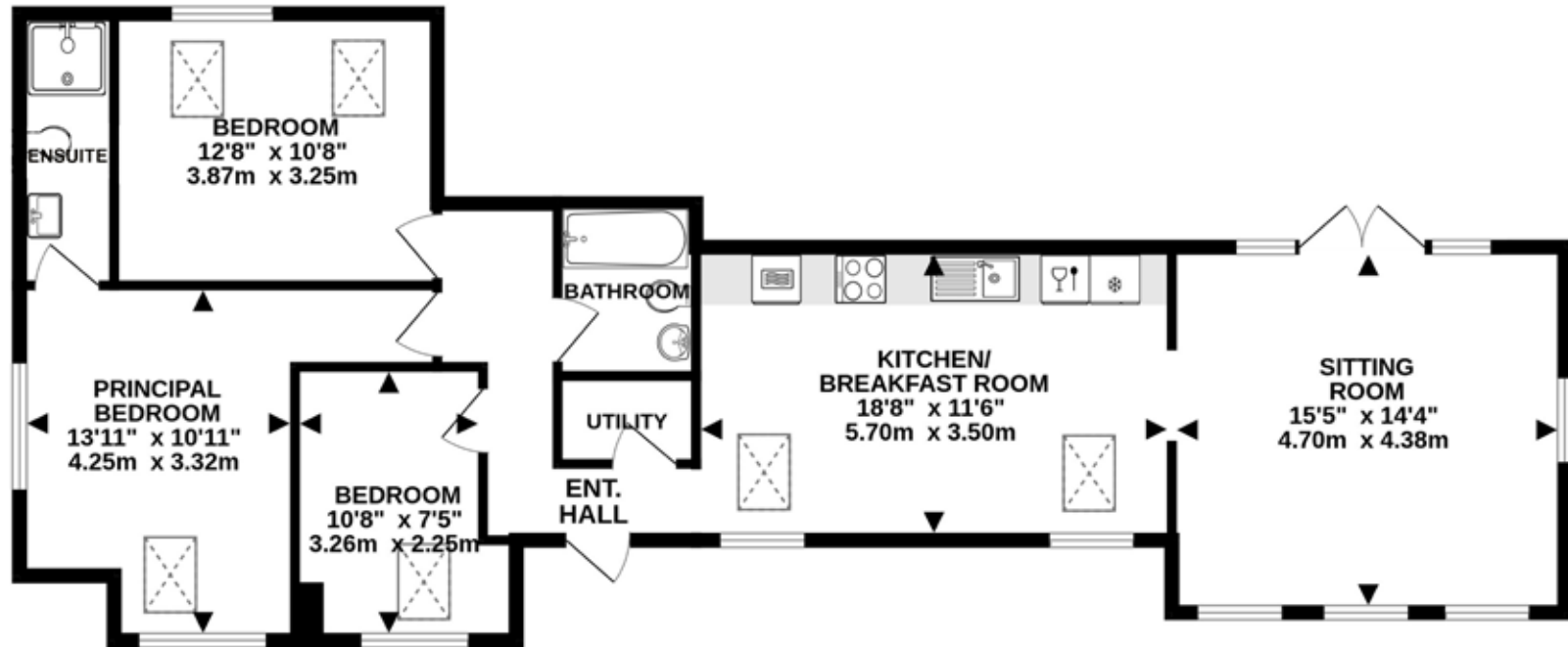












TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

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
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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 small community of Toft Monks can be found only a short distance to the sought after market town of Beccles, which offers a variety of local facilities including cafés, public houses, restaurants, independent boutiques and large chain supermarkets as well as a local theatre and other cultural and leisure amenities. It also benefits from a main line rail link to London. The town sits on the edge of the Norfolk Broads National Park, alongside the stunning River Waveney.

How Far Is It To...

Norwich lies approximately 18 miles North West of Toft Monks and offers a wide range of facilities as well as a main line rail link to London Liverpool Street and international airport. The attractive market town of Beccles is 6 miles South with its large variety of shops and additional train links. Loddon is just over 4 miles away and the Suffolk coastal area of Southwold can be reached within approx. half an hour.

Directions

When leaving Beccles head towards Norwich on the A146, when you reach the roundabout take the 3rd exit onto the A143 towards Haddiscoe. Continue along this road until you reach The Lion Public House in Toft Monks and take a left hand turn on to Mardle Road. At the end of the road, turn right onto Burnthouse Lane and continue along this lane. The property will be found on the right hand side.

What Three Words Location -papers.pebble.geese

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.

Services and District Council

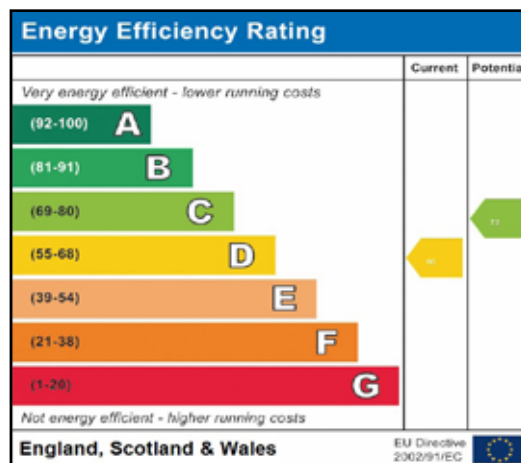
Oil Central Heating, Mains Water, Private Drainage via Treatment Plant
South Norfolk District Council - Council Tax Band D

Tenure

Freehold



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