



'Wonderful Converted Former Farm Building'  
Burgate, Suffolk | IP22 1QQ

# WELCOME



This four-bedroomed converted former Farm Building with large garden is perfect either for a family or for a couple who enjoy entertaining and hosting houseguests. The well-stocked south-facing garden with its separate areas and outbuildings will be of great interest to gardeners or those who simply enjoy outdoor living, and the site – adjacent to a large area of common land – couldn't be better.







- Outstanding Conversion of Former Farm Building
- Delightful And Peaceful Location
- Accommodation In Excess Of 2300 Square Feet
- Useful Study, Ground Floor Shower Room and Utility Room
- Ground Floor Bedroom With En Suite
- Three First Floor Bedrooms and Further Shower Room
- Excellent Dining Hall
- Cosy Sitting Room with Wood Burner
- Spacious Kitchen Breakfast Room and Utility Room
- Substantial Grounds With Summer House and Outbuildings

If a classic barn conversion is your style but you don't quite need the typically vast amounts of space, this cosier version could be just right. From outside, The Coach Lodge appears to be a single storey home, but there is an upper floor, contained entirely in the roof. Clad in traditional black feather edge board and with original braced arcades forming the front porch, you can immediately appreciate the past life of this charming former farm building.



Entering the house through these wooden arcades, the double-height main entrance hall features impressive open tie beams, giving it, says the owner, "a baronial look". From here, the three main reception rooms flow one into the other, which the current owners really enjoy. A brick chimney in the middle of the house provides a cosy hearth with wood-burning stove in the large sitting room. On warmer days, French windows open onto a sheltered terrace with light from the south and west. The sitting room gives onto the dining room, a cosy space which, though at the centre of the house, benefits from the glass doors which allow light to travel to the interior. A single dramatic beam crosses the room – a reminder of the building's structure which now adds warmth to the space.

\* 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.





Ground Floor Bedroom



Ground Floor En Suite Bath/Shower Room







Elsewhere in the house, traces and fragments of beams are stylistically exposed as structural accents, lending character and interest but without dominating.

The adjacent kitchen is a large, light, space looking over the lawn at the back. Shaker-style units in a refreshing cream tone contrast with the shiny black metro-tile splashback, while a seamless white resin worktop runs around three sides, providing plenty of prep space. A dividing wall at half-height separates the breakfast area where there is room for a sofa as well as a small table and chairs – perfect for supervising homework or chatting to guests while you prepare dinner. Off the kitchen is a small lobby leading to a generous utility room and a downstairs shower room. Also downstairs, and off the main hall, is a study.

The rest of the ground floor space is given to a large bedroom and en-suite bathroom with attractive panelling, a roll-top bath and a shower. This downstairs area offers great flexibility of living and means that the entire ground floor is self-sufficient.

Upstairs, a shower room and three further bedrooms sit snugly within the roof space, each bedroom with built-in cupboards and the largest with no less than ten linear metres of under-eaves storage! This room also has full-length, south-facing French windows overlooking the garden.

Meanwhile, plenty of light enters the upper floor elsewhere through skylights and a gable-end window.

Outside at the back of the house, the south-facing garden gets sun all day long. A great paved terrace along the back of the house meets a wide brick path running in front of several outbuildings – a garage, a workshop and a summerhouse. A broad wooden gazebo overhead offers shade. Past the large lawn and through a clear trellised fence, you enter the working part of the garden. Here are raised vegetable beds, a small apple “orchard” which crops well, and espaliered apricot and pear trees.

A favourite part of the garden is the terrace return on the west side. Doors from both the sitting room and kitchen open into this warm, sunny spot which – thanks to the replacement of solid fence panels with lattice work – gets sun until late in the evening. A wide piece of common land runs on the other side of this boundary, affording The Coach Lodge space, light and far-reaching views.

“This is a sociable hamlet – we know everybody around the green”, say the owners. It feels rural, and it is, but Botesdale and Rickinghall with supermarkets and health centre are but a very short drive away. In the other direction, 11 minutes by car, is Diss with fast, frequent rail connections to London, Ipswich, Norwich and Cambridge.











# STEP OUTSIDE

Walkers and wildlife enthusiasts will enjoy the close proximity to two major nature reserves – Wortham Ling and Redgrave and Lopham Fen, the largest valley fen in England and home of the rare fen raft spider.

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band E

Services: Mains Electricity & Water, Private Drainage Treatment Plant (Shared between five properties with an agreement in place for share of costs). OFCH.

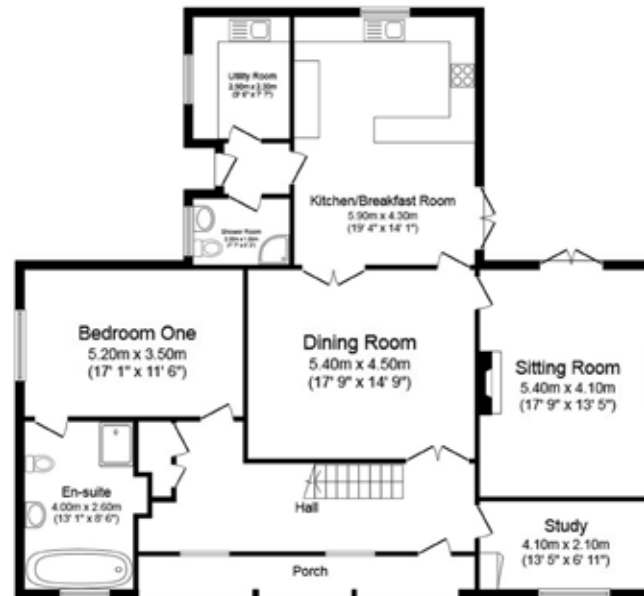
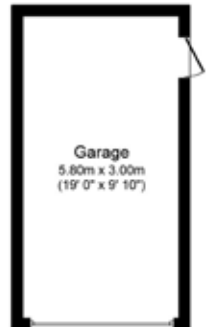
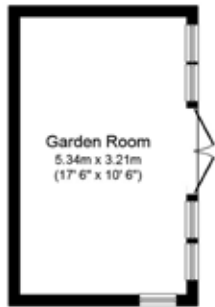
Directions: Proceed from the market town of Diss along the A143 in the direction of Bury St Edmunds. After passing through the pretty village of Wortham take a left hand turn signposted Burgate. Follow this road for just over a mile into Burgate village. Continue across the pretty green and at the cross roads at the end of the green take a left hand turn. The property will be found on the right hand side.

What 3 Words Location “images, calendars, quicker”



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4352  
Approx. Internal Floor Area - 2379 Sq ft / 221 Sqm  
Approx. Internal Floor Area of Outbuildings - 478 Sq ft / 44.4 Sqm



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