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*The Barn House, Mill Road, Wissett,*  
Halesworth IP19 0RA

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ESTATE AGENTS



Halesworth - 2 miles

Southwold - 10 miles

Norwich - 25 miles

A stunning and immaculately presented four bedroom barn conversion set in lawned gardens of approximately 1/2 acre with wonderful rural views, a double garage, office and a garden studio. Located in a quiet by-road yet within easy access to town.

Accommodation comprises briefly:

- Entrance hall
- Cloakroom
- Well-fitted Kitchen with Rayburn and Utility
- Generous Dining Hall with Magnificent Vaulted Ceiling and Fine Exposed Timber work
- Garden Room with Heating Retaining Glass
- Galleried Landing area Overlooking the Dining Hall
- Sitting Room with Wood-Burning Stove
- Oil Central Heating & Underfloor Heating
- Master Bedroom with En-suite and Walk-in Wardrobe
- Three Further Bedrooms
- Bathroom
- Double Garage with Large Driveway
- Office & Garden Studio
- Large Well Tended Garden of approx. 1/2 acre
- Quiet Rural Location and Close to Halesworth
- Views over Surrounding Countryside



### The Property

To the front of the property is the entrance door with side panels which open into an entrance hall. A cloakroom next to the front entrance provides space for boots with a w.c. and a hand basin.

Fully glazed doors lead into the magnificent dining hall with its high vaulted ceiling with exposed timbers, and porcelain tiled flooring with under floor heating. The open plan garden room to the rear has been refitted with heat retaining glass to the roof, windows and French doors and provides wonderful views across the garden and beyond. Double doors open into the sitting room which has a handsome inglenook fireplace housing a wood burning stove. The spacious kitchen is well fitted with a range of cream wall and base cupboards, integrated fridge and dishwasher with a water softener. Electric oven and hob and an oil fired Rayburn, responsible for heating and hot water. An adjoining utility room offers matching cupboards and a door to the rear terrace.

Stairs rise from the dining hall to an impressive galleried landing which overlooks the dining hall and an area to sit and enjoy the views over the garden and surrounding countryside. The main bedroom overlooks the rear garden and has an en-suite shower room and a walk-in wardrobe. There are three further bedrooms along with the bathroom. This is fitted with a bath with a shower over w.c. and wash basin.



## Garden

The Barn House is approached over a shared driveway with Grove Farmhouse with an extensive shingled private parking area to the front. There is an attached double garage with electric up and over door, from which access can be gained to the rear garden by double doors. There is also a fully insulated attached office. The large rear garden of approximately 1/2 acre consists of well tended lawns, interspersed with trees and shrubs and backs onto wonderful open countryside. Immediately to the rear of the property is an attractive sandstone paved terrace, a pergola with climbers all surrounded by shrub and flower beds. The owners have also installed a timber garden studio/summerhouse which is fully insulated with power and light at the bottom of the garden, to sit and enjoy the wonderful views over the garden and beyond. A gate in the rear boundary leads onto a separate access, owned by the property that passes behind the two neighbouring properties allowing for garden deliveries.

This beautiful and immaculately presented barn conversion also enjoys views over the surrounding countryside from both the front and rear aspects.

## Location

The property is located close to the village of Wissett and the market town of Halesworth can be reached by foot, as there is also a bridlepath off Mill Road. Halesworth provides many independent shops, Primary school, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 30 minute drive away.



### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Oil-fired Rayburn for central heating and electric under floor heating. Wood burner. Mains water, private sewerage and mains electricity.

EPC Rating: D

Local Authority

East Suffolk District Council

Tax Band: F

Postcode: IP19 0RA

### Agents Note

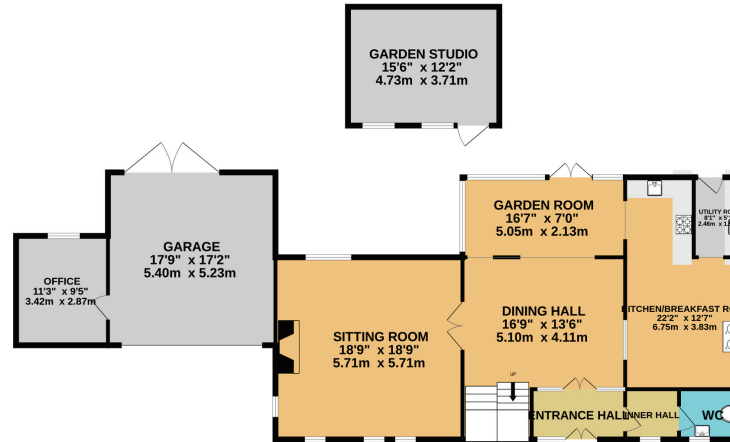
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given on completion.

## Guide Price £725,000

GROUND FLOOR  
1727 sq.ft. (160.5 sq.m.) approx.



1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 2490 sq.ft. (231.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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