



The Barn
Willow Lane | Broome | Bungay | NR35 2RN

EXCEPTIONAL IN EVERY WAY



A wonderfully spacious and characterful conversion in a truly idyllic setting, this is a superb family home. Secluded and private, with lovingly landscaped gardens, it's a relaxing and peaceful place to be, yet is still well placed for access to day-to-day amenities. The layout makes the accommodation incredibly flexible, so the barn can rise to every occasion with ease and adapt to your changing needs over the years.



KEY FEATURES

- A Beautifully Presented and Spacious Barn Conversion
- This Lovely Suffolk Brick & Flint Barn maintains Many Characterful Features
- Exposed Timber Beams and Vaulted Ceilings
- Located in the Popular and Sought After Village of Broome
- Benefitting from Five Bedrooms; Master With Ensuite
- Three Receptions Rooms; Sitting Room With Woodburning Stove
- Garaging and Ample Off Road Parking
- Attractive Well Stocked Gardens and Very Useful Garden Room
- The Property Extends to 2950sq. ft
- EPC Rating D

There's so much character all around this beautiful barn, and it's been so well thought through and exquisitely finished, inside and out. It's a place where you can unwind and get away from it all, where you can work from home, where you can raise your family, or where you can gather friends and make memories together. In short, it's a desirable and welcoming home.

A Sympathetic Conversion

Dating back to the 1800s, this was originally a hay barn. Where the two large sets of exterior double doors are today, one to the lane and one to the courtyard, the horse and cart would have come through for the hay to be unloaded. The carts would be stored the other side of the courtyard where two double bedrooms can be found today, while the horses were stabled in what is now the kitchen. When the barn was converted, it was done with great care and attention to detail. Wherever timbers could be preserved they were, with solid oak additions where needed. There are beams everywhere, complemented by areas of exposed brick and flint, showcasing the rustic heritage of the building, while the high ceilings give a sense of the scale of the barn.

Rising To Every Occasion

The layout works well and offers huge flexibility. There's a master bedroom suite on the first floor, tucked well away from the rest of the accommodation. On the ground floor, there are four bedrooms in total, two on each side of the barn. One pair share a Jack and Jill bathroom, while the other two share an adjoining shower room.





KEY FEATURES

It means those with younger children can choose to be closer to them, while when you have older children or guests visiting, everyone can spread out and nobody disturbs each other. The two main living spaces are the magnificent sitting room and a beautiful and generous dining room, leading to the breakfast kitchen. The units here are handmade by an expert carpenter. There's a little snug to the side of the kitchen, which the owner says works well when he has friends over, as he can be cooking and preparing food and drink while he chats to friends sitting in the snug. Outside, there's a garage, as well as a garden room that's ideal as a home office and studio.

Wander Among The Wildlife

The barn wraps around three sides of a courtyard, making this a lovely sheltered suntrap. You can access this from the dining room and from the kitchen, and the raised beds here are well established and packed with shrubs, so the outlook from right around the barn is lovely. Beyond the courtyard, there's a paved area for dining and seating, a vegetable garden, a small orchard and a greenhouse, so there's plenty to explore and enjoy. It's incredibly peaceful out here, but you won't be on your own for long – the garden is home to plenty of wildlife, with a lot more in the surrounding fields. Swifts and swallows, herons from the nearby beck, muntjac deer and more reside here at different times of the year. It's a great area for walking, and you can head out on foot to the pub and village hall, or cycle to Geldeston Locks. You're near to both Beccles and Bungay, both of which have an abundance of interesting independent shops. Southwold is only a 35-minute drive and much of the Suffolk Heritage Coast is yours to explore when you live here.





















INFORMATION



On The Doorstep

The Barn is located in the popular village of Broome, which is close to Bungay. Bungay offers a variety of amenities including independent shops, schools, restaurants, sports centre and golf club. here is an active community with many events organised throughout the year.

How Far Is It To?

Bungay is close to Beccles, both of which are lovely market towns. From here it's also easy to pick up main roads and routes out of Norfolk, towards London. Norwich, the Cathedral city and regional centre of East Anglia is approximately 14.5 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping within the city. The Norfolk Broads can be found to the east of Norwich with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east.

Directions

Leave Beccles on the A146 towards Norwich. At the McDonalds Roundabout go straight over and continue on the A146 until you reach the following roundabout and then turn left onto the A143. Turn right onto Old Yarmouth Road and continue on this road until you reach Willow Lane. Turn right and the property will be found on the left hand side.

What Three Words Location

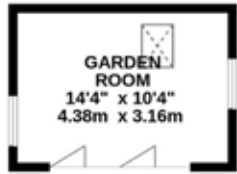
civils.curl.convert

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.

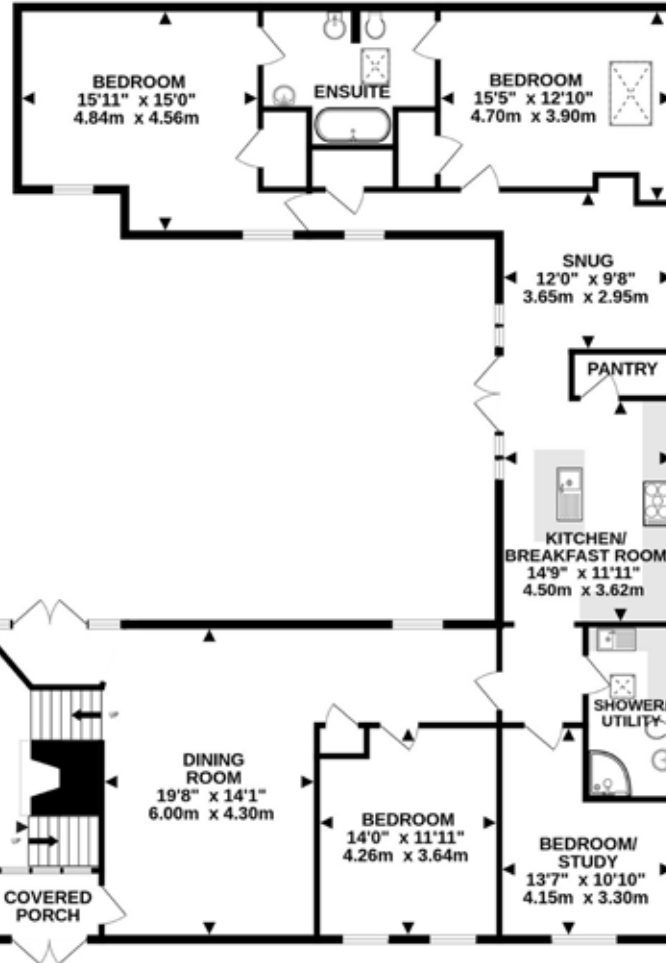
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Water Treatment Plant

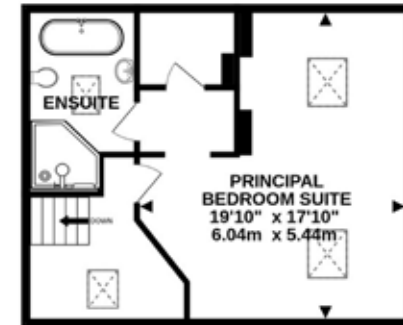
South Norfolk District Council - Council Tax Band C
Freehold



GARDEN ROOM
149 sq.ft. (13.8 sq.m.) approx.



GROUND FLOOR
2440 sq.ft. (226.7 sq.m.) approx.



1ST FLOOR
550 sq.ft. (47.4 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARDEN ROOM) 2950 sq.ft. (274.1 sq.m.) approx.
TOTAL FLOOR AREA : 3099 sq.ft. (287.9 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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