



*Willowdykes Barn,*  
St. Peter South Elmham, Bungay.



**MUSKER  
MCINTYRE**  
ESTATE AGENTS



Bungay - 3.9 miles  
Halesworth - 6.7 miles  
Southwold - 16.7 miles  
Norwich City - 19.6 miles

**An exceptional opportunity to purchase this stunning Barn Conversion set in just over a half of an acre (smts) of private established grounds. An attached Annex offers excellent additional accommodation whilst the Barn itself provides an exceptionally spacious family home which is superbly presented throughout, the entire property extends to over 3700 sq.ft. Outside the grounds surround the barn and we find our two garages leading from extensive the brick lined driveway. At the rear stunning lawned gardens lead to the pond whilst a walled courtyard completes the external space. Inspection by viewing is essential to fully appreciate the space and flexibility this property has to offer.**

### Property

Pushing open the front door we are welcomed into Willowdykes Barn by the entrance hall where the feeling of space and a mass of character that run throughout the home are instantly apparent, from here doors open to our kitchen breakfast room and utility area whilst directly ahead we look through to the two vast main reception rooms. To our left we find the large utility room where a range of wall and base units provide storage and space for our appliances. A large cloak cupboard provides the perfect place for our coats and boots and a door opens to the lavatory. Doors from here lead into the first garage and out to the courtyard garden. On the opposite side of the hall we find the family kitchen/breakfast room. At over 20.ft this generous room provides the perfect family space for informal dining and entertaining. Three windows fill the room with natural light and a stable door opens to the main gardens. A contemporary range of timber wall and base units are set with contrasting black granite worktops and slate effect flooring. Twin ovens are set below the five ring induction hob and a wine cooler is found integral to the units. Stepping back through the hall we enter the most impressive dining hall/family room, this central room really is the hub of the home. A bespoke cast iron spiral stair case provides a stunning focal point to the space and leads to the first floor galleried landing. Timber beams line the room whilst oak effect flooring reflects the light from the large picture window looking onto our courtyard garden. The space flows open plan to the snug which offers a stunning view of the main gardens and pond through the conservatory and a door leads to the study. The study also enjoys the view of the pond and gardens, offering the perfect space to work from home. The sitting room completes our main ground floor accommodation and enjoys windows overlooking both the main garden and courtyard. French doors open to the garden room providing an internal link to the annexe when needed. A stunning red brick fire place gives home to the multi fuel stove and offers a cosy focal point to this superb family room. Climbing the stairs from the dining hall we step onto the first floor galleried landing. Doors from here open to all of the rooms and access leads into the eaves storage areas. At the rear of the landing we find our first two double bedrooms. Both rooms offer ample space for a double bed and furnishings. Windows overlook the grounds to their respective aspects and enjoy far reaching field views in the distance. Stepping across the landing we pass the family bathroom. A fitted white suite complements the room and offers a bath, separate shower, wash basin and w/c. Completing the accommodation is the master bedroom suite. Vaulted ceilings complement this generous room whilst two windows fill the space with natural light. A door opens to the en-suite where we find a double width shower, wash basin and w/c.







### The Annexe

We enter the annexe independently via both the sun room and a door that welcomes us into the spacious kitchen/diner. The kitchen is fitted with a modern range of wall and base units set over a contrasting tiled effect floor. An integral oven and hob are found whilst a stainless steel sink is set into the granite effect work surfaces. A window over looks the rear aspect and fills the room with light whilst a door opens to our sitting room. This excellently proportioned room is complimented by timber flooring, a window looks to the rear aspect whilst French doors open the sun room which provides a link to the main property and a door that open to the walled courtyard garden. Back in the sitting room a door leads to our double bedroom which enjoys a view over the courtyard and boasts a large walk in storage cupboard housing the water heating system, a further door opens to the en-suite.









## Outside

Entering this stunning property via the five bar gate we are welcomed onto the vast brick weave drive which offers ample parking and leads to both of the oversized garage/workshop space. To our left an established garden area surrounds the 'dyke' and beyond enjoys uninterrupted field views. To the front of the property a gravel path leads past the rose gardens which contrast beautifully against the brick and flint walls of the barn and leads to the front door whilst an iron gate to the side access' main gardens. To the rear we pass the gated access to the courtyard and find our entrance to the Annexe. The main gardens enjoy a south easterly aspect and are fully enclosed by a range of mature hedges and trees. Doors lead from both the kitchen and the conservatory onto a gravel patio which in turn steps up to the lawn passing well stocked raised beds. The garden is predominantly laid to lawn with a range of established fruit giving trees in situ. On the northern boundary we find the pond stocked with a range of water plants, a raised timber deck offers the perfect spot to enjoy the sunsets whilst looking back toward the property. Completing the ground we find the fully walled courtyard garden the offers a superb sun trap, the courtyard enjoys raised beds and a feature pond set to the centre a perfect spot for summer entertaining or simply relaxing.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Mains Electricity.  
Mains Water.  
Private Drainage.  
Oil Fired Central Heating.  
Energy Rating: TBA

## Local Authority:

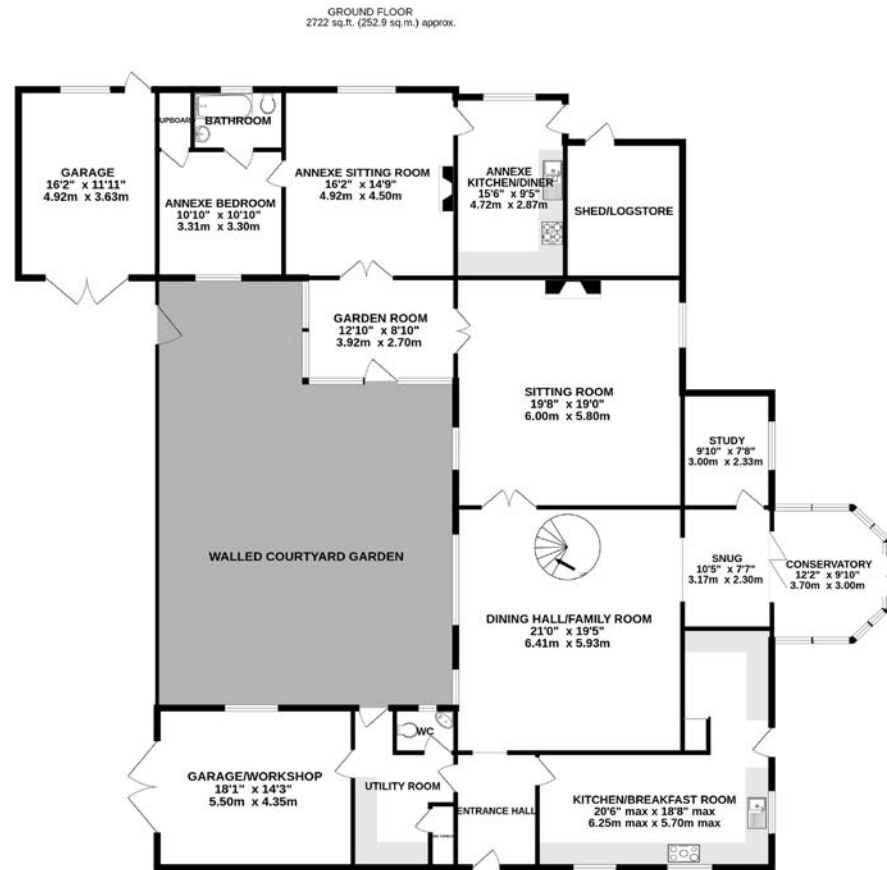
East Suffolk Council  
Tax Band: G  
Postcode: NR35 1NH

## Tenure

Vacant possession of the freehold will be given upon completion.

## 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.



1ST FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 3745 sq.ft. (347.9 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.

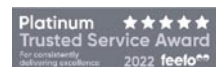
To arrange a viewing, please call 01986 888160

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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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