



1 City Farm
Barsham | Suffolk | NR34 8JT

FINE & COUNTRY

TIME TO LIVE YOUR DREAM



“This lovely country cottage has enormous potential and flexibility, with a number of outbuildings, planning permission and around seven acres of land. Whether it’s for business or pleasure you can live the life you’ve always wanted here. Surrounded by open countryside yet just under two miles from Beccles, this offers the ideal balance of country life without isolation.”



KEY FEATURES

- A Semi- Detached Victorian Cottage, located in a Beautiful Rural Setting in Barsham, Beccles
- Three Bedrooms; Family Bathroom
- The Principal Bedroom benefits from an En-Suite Shower Room
- Three Reception Rooms and a Study
- The Gardens and Grounds make up a Plot measuring around 7 acres (stms) with Field Views
- Separate Barn with Planning Permission and a Further Former Granary Barn
- Large Workshop with Further Storage Areas and a Garden Store
- Attractive and Well Establish Gardens with Field Views
- The Accommodation extends to 1,997sq.ft
- Energy Rating; E

What would you do with seven acres of land and three large outbuildings? Perhaps you've always hankered after the good life, maybe you want to run your business from home, or you simply want to raise your family with a healthy, outdoors lifestyle. Whatever your dream, there's potential for it here. One of the barns has planning permission, while another has plumbing, so there are plenty of options to make your mark while enjoying life in this beautiful and peaceful corner of the countryside, just outside the pretty market town of Beccles.

Interesting Options

Home to the owners for almost 40 years, this country cottage has seen many changes over that time. Work has been done on both the house and the outbuildings, but it would benefit from further works, and the result is a home full of interesting prospects and plenty of charm. The cottage has been extended to offer plenty of living space and is ideal for a family, while the six-acre field is perfect if you want to keep horses, goats, alpacas, or as a place for kids to run around in the fresh air. The owners have run a business from here, using the barns for work and for storage, and have found this to work well.





KEY FEATURES

Town And Country

The wildlife you'll see is superb – owls nest in the owl box, there are sparrowhawks hunting in the fields, Chinese water deer and muntjac, finches and tits aplenty in the garden and more besides. There's no passing traffic down the quiet little lane and there are no streetlights, so the skies are stunning on clear nights. You can look across to pretty, thatched Ringsfield church or out over wide open countryside. There are footpaths dotted around the area, with a few circular walks ranging from one to five miles, so it's ideal if you have dogs. You can easily walk into Beccles too, or stroll to nearby Ringsfield, where there's a pub, village hall and primary school. Driving into Beccles takes just three minutes or so and you have everything you need there, including sports facilities, a lido, a choice of supermarkets and various interesting independent shops.

A Welcoming Home

The cottage has a lot of charm and some lovely features in both the original parts and sympathetic new additions. There are log burners in the kitchen and sitting room and an open fireplace in the snug, which is not in use. You enter into a small hallway that leads on to a garden room linking the old and new wings of the cottage. The kitchen sits in the older part and has room for a farmhouse table, so it's a lovely family space, with stairs leading up to the first floor. Beyond the kitchen is a cosy snug that the owners' children use when they come to visit, then a study that's nicely tucked away so you can work in peace. In the newer part of the property is the dining room open to a really good size sitting room, with doors to the south opening to the garden. The owners like to start the day with a cup of tea in the east facing garden room, before moving to the sitting room. Upstairs there are three double bedrooms, a family bathroom and an en-suite shower room to the master.

Options With Outbuildings

A very useful large workshop with garden store and storage areas can be found to the end of the house, with a detached two-storey brick barn, a brick former dairy that has plumbing, plus a further extremely large agricultural barn.





























INFORMATION



On The Doorstep

Beccles town centre is a couple of miles away from Barsham and 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 several schools covering all age groups from Primary to High School age. The town sits on the edge of the Norfolk Broads National Park alongside the stunning River Waveney.

How Far Is It To?

Diss railway station is a 30 minute drive away and has a direct service to London Liverpool Street. Beccles is on the mainline rail link to Ipswich and on to London Liverpool Street. Halesworth is 11 miles to the south west with a range of local shops and amenities. The beautiful cathedral city of Norwich lies 20 miles to the north west. You are also a short drive to the popular seaside town of Southwold 13 miles to the south east. Local bus services run to Norwich, Halesworth and other destinations.

Directions - Please Scan The QR Code Below

From the Beccles office take the B1062 towards Bungay. After about 0.75 of a mile take a left hand turn towards Ringsfield, then take the second right hand turn to Barsham City. Go to the end of this road and turn left down the track. The property is the last on the right hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words..[monorail.shred.braved](https://www.monorail.shred.braved)

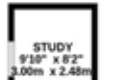
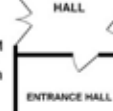
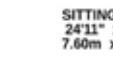
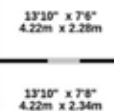
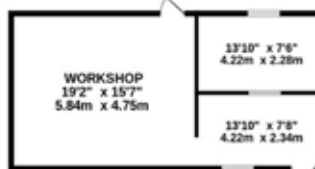
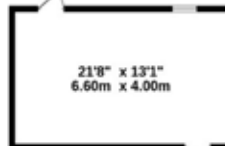
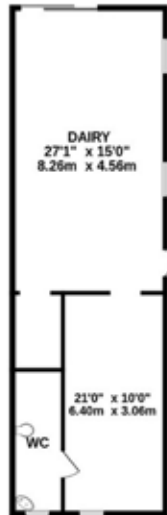
Services, District Council and Tenure

Oil Central Heating, Mains Water, Shared Private Drainage via Septic Tank with Sewerage Treatment Plant
East Suffolk Council - Council Tax Band C
Freehold





OUTBUILDINGS
7098 sq.ft. (659.4 sq.m.) approx.

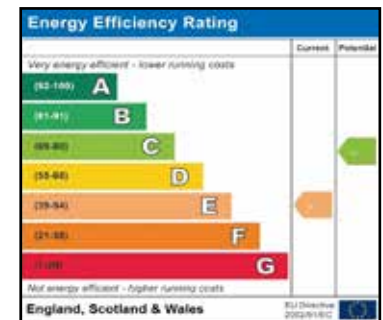


GROUND FLOOR
1437 sq.ft. (133.5 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.

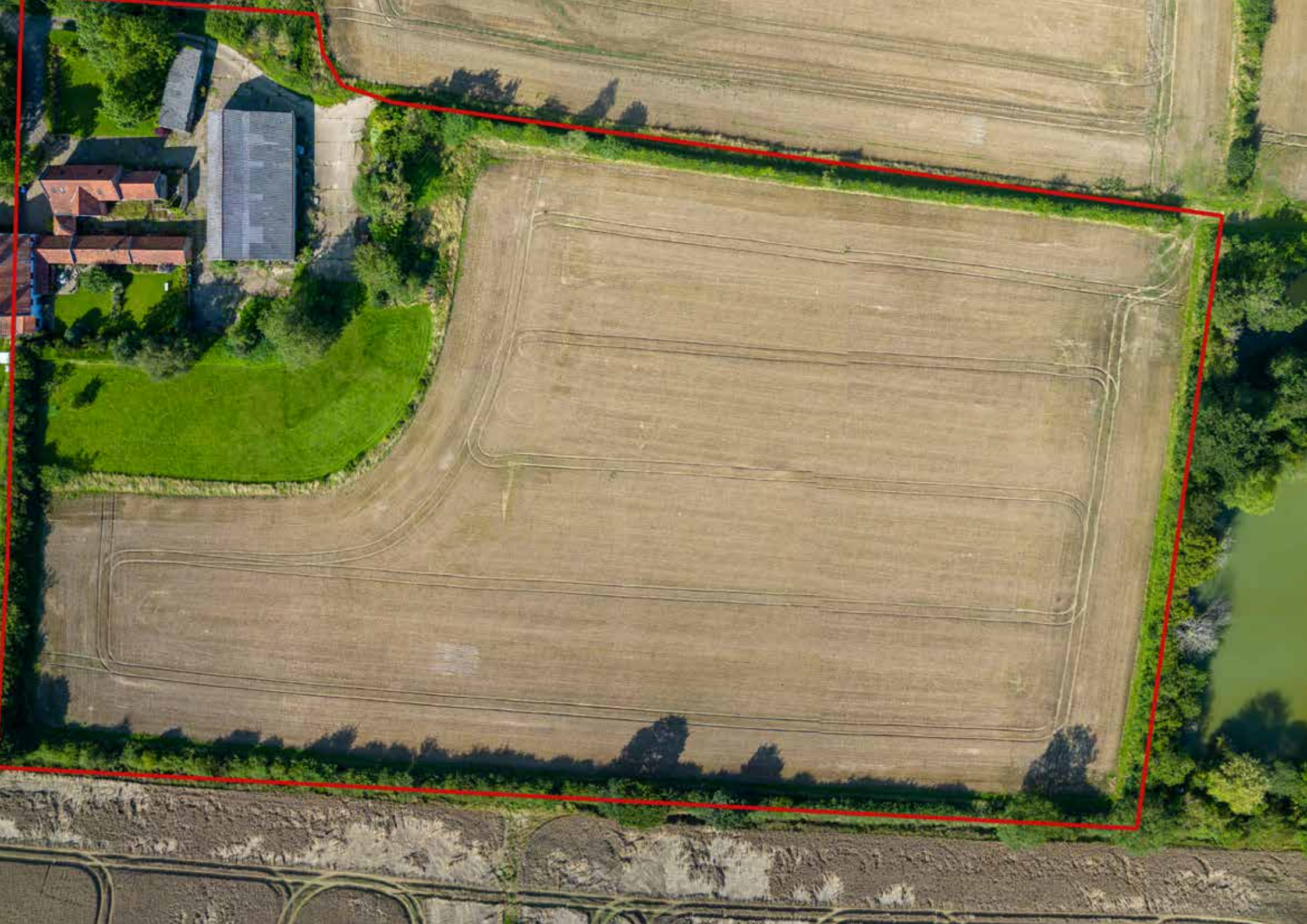
MAIN HOUSE AREA : 1997 sq.ft. (185.5 sq.m.) approx.
TOTAL FLOOR AREA : 9094 sq.ft. (844.9 sq.m.) approx.

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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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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