



'GLORIOUS BRIGHT BARN'
Near Eye, Suffolk | IP23 7NJ

WELCOME



Down a private shared driveway for two properties and set in almost half an acre of beautifully landscaped gardens, is your ideal country retreat. With five bedrooms, two bathrooms and detached annexe, not to mention infinitely flexible living space, this residence can satisfy a variety of options – a growing family, multi-generational living or a place for two or more to work from home.







- Magnificent Barn Conversion
- Very Peaceful Location at The End of Private Shared Driveway for two properties
- Rural Views All Around
- Fine Reception Hall
- Lovely Sitting Room and Useful Study
- Great Open Plan Kitchen Breakfast Room
- Five Bedrooms, En Suite And Family Bathroom
- Stunning Grounds with Garage and Sizeable Shed/ Workshop./Studio
- Self Contained Annexe with Kitchen and First Floor Room
- Viewing Highly Recommended

It would be hard to improve on this location – pastoral, peaceful and utterly private, yet within minutes of urban amenities in nearby Eye, to which the owners frequently walk. Best of both worlds, without a doubt.

Converted from an agricultural barn in 2009, this is now a splendid, light-filled home which strikes a perfect balance between ancient rusticity and contemporary convenience. Outside, the treatment is classic country vernacular – brick foundations, black featheredge boarding, terracotta pantiles – with the big barn doors now fully glazed, drawing light into the large entrance hall from a southerly aspect. Inside, venerable oak timbers traverse exterior walls, evidencing the building's past. Rooms are separated by half-height walls with exposed stud latticework above, a clever idea which creates informal division of this open-plan layout. Beams are absent on the suspended ceiling, however – a sensible design which lifts the space considerably.

It's little wonder the owners love entertaining – the continuous layout is ideal for it with three large rooms on the ground floor opening one to another through these transparent walls. At one end is the kitchen where a wide central island with sit-up breakfast bar effectively creates a practical galley formation on one side – keeping guests out of the working area but still well within chatting distance.



* 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.















The Annexe







Adjacent is a large double aspect room, currently used as a sitting room but which might equally make a more formal dining room in easy reach of the kitchen. Beyond is the sunny, double-height entrance hall with galleried landing which, incidentally, is spacious enough to be used as an extra seating area. At the far end of the barn is a generous triple aspect room currently in use as a dining room but which would make a wonderful sitting room. The options and flexibility of use here are many. Immediately next door, in a wing perpendicular to the main barn, is a smaller sitting room or “snug”, a cosy place to watch television in cooler months.

Also, downstairs is a separate WC.

A staircase in front of the huge, glazed barn doors rises to the first floor where are five bedrooms, four doubles and one single – currently used as a dressing room to the master bedroom. Up here beams rise into the vaulted ceilings creating a cosy sense of enclosure, apart from the master bedroom where beams have been restricted to an interesting low-level frieze running round the walls under the pitch of the roof. These bedrooms are serviced by two luxurious and modern bathrooms. Of particular note is the over-sized bathtub in the family bathroom, long enough for even the very tall to lie back and gaze out at the stars through the window at one end. Three loft spaces (two small, one very large) can be accessed from two of the bedrooms and the landing.

Across the drive is the separate annexe comprising a fully fitted kitchen area downstairs and a studio upstairs. It's often used as a second kitchen whilst entertaining, helpfully keeping all the messy prep out of the main kitchen next door. The upstairs room is currently a sewing room, but it would also make a good artist's studio. Although there is no bathroom, potential exists for extending into the garage next door (services are all in place), subject to local planning laws. There is also a substantial workshop at the end of the garden which houses the ride-on mower and a full-size table tennis table with ease, it's easy to imagine this building as a garden office.

The owners love their garden of almost half an acre. A terrace flows around the house – there's always a sunny spot to sit – and beyond it an area of lawn on the same level. A small retaining wall encloses this charming sunken garden while also supporting a long sweeping raised border. It's a wonderful area for entertaining. Two sets of stone steps rise to lawns which surround the house on two sides. A special feature is the free form curved fence, hand-woven by Brampton Willows, which provides a sheltered place to sit and watch the sunset. Alternatively, a second terrace exists further away from the house, across the grass. Cherry, apple, plum, oak, birch and acer trees add interest to this delightful country garden. Dog-owners should note that the garden is escape-proof to all but the largest dogs.





STEP OUTSIDE

Beyond the garden, through a gate, is direct access to country walks across neighbouring fields.

Eye is a well-served town with everything you could need in easy reach - two supermarkets, a butcher's shop, a baker, a deli, antiques shops and even a chocolatier! A very short drive away is Diss (also on a bus route from Eye) with its fast and regular rail connections to London, Norwich and Cambridge. Beautiful countryside is on the doorstep with Pennings Nature Reserve, Thornham Walks, and Eye Town Moors all nearby.

Agents Notes

Tenure: Freehold

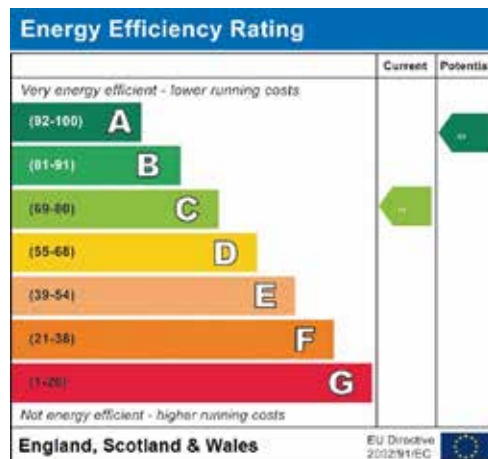
Local Authority: Mid Suffolk - Band F

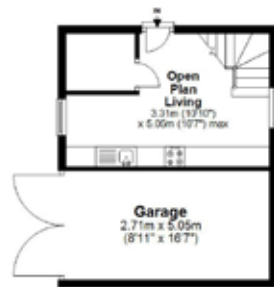
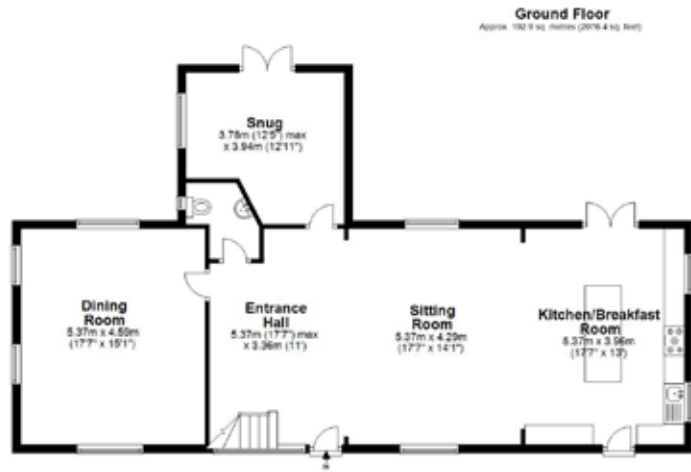
Services: Mains Water & Electricity, Private Drainage (Water Treatment Plant), Oil Fired Central Heating.

Directions: Proceed from the market town of Diss into the pretty market town of Eye. Continue through the town and take a left-hand turn into Castle Street which turns into Hoxne Road. The property is located on the right-hand side set well back from the road down a private shared driveway.

Note: The property is located down a private shared driveway for two properties which is owned by the neighbour - the vendors currently pay around £100 per annum towards maintenance.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [approach.quickly.node](https://www.approach.quickly.node)





Total area: approx. 327.3 sq. metres (3522.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of above windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be based 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.
Plan produced using 2D/3D

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