



Hill View Grange
Ilketshall St. John | Suffolk | NR34 8JE

COLOURFUL COUNTRYSIDE



“A beautiful period barn converted with great sensitivity and filled with light, this is a place anyone would be delighted to call home.

Further improved by the current owner, it is full of colour and very comfortable.

With incredible proportions, you have a real sense of the space and structure of the original barn, whilst also enjoying a home with annexe/studio, all set in good-sized gardens.

You are in the middle of open farmland, yet just a couple of minutes from the pretty and popular town of Bungay.”



KEY FEATURES

- A Stunning Barn Conversion with an Additional Barn/Annexe within the Grounds
- Five Bedrooms: Four Bath/Shower Rooms
- Principal Bedroom with Dressing Room, En-Suite Shower Room and Galleried Sitting Area
- Spectacular Sitting/Dining Room with Double Height Vaulted Ceilings and Exposed Timbers
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- The Property is Finished to an Incredibly High Standard with Luxury Fittings including Limestone Flooring
- Garden Room with Access out to a beautiful Quiet Rear Garden and Patio Area
- The Additional Barn/Annexe comprises of a Studio/Workshop, Kitchen/Dining Room, Snug, Shower Room and Bedroom
- The Grounds extend to 0.64 acres
- The Accommodation extends to 5,043sq.ft
- Energy Rating: D

This is a very versatile place indeed. There are five bedrooms in the main barn, plus a separate annexe, in addition to a large and light studio that would also make an ideal games room or gym. Packed with character throughout and enjoying plenty of privacy, you feel as though you're in the middle of the countryside here, yet it's close to all amenities.

Enormously Attractive

When you come to view the barn it's easy to see the appeal. It dates back to the 18th century and has been converted carefully to preserve the character and integrity of the building. Much of the original timber frame is displayed in the main reception room, which is magnificent with its full-height ceiling. There are natural materials throughout, including a solid oak staircase and limestone flooring, sitting nicely alongside modern comforts such as bespoke lighting and media systems and underfloor heating. The owner loves the unusual exterior – instead of being clad in black painted boards like many barns in this region, the weatherboarding here has matured to a lovely silvery grey.





KEY FEATURES

A Warm Welcome

The owner loves to fill the barn with friends and family – and there's plenty of room to do just that. We've already mentioned the spectacular main reception, with the fireplace housing a log burner at one end, plenty of space for seating and dining, plus access out to the garden and drive. This room is open to a family room, a good size in its own right, which in turn leads to a useful study. Double doors connect the sitting room to the breakfast kitchen, which has been beautifully made for the barn and was recently upgraded and reconfigured. This has doors onto a gorgeous garden room and it's in here that the owner, her family and friends spend most of their time in the summer months. The furthest wing of the barn houses four double bedrooms and three bath and shower rooms, some of which have been recently replaced. The principal suite is most impressive, taking up the whole of the first floor and consisting of a galleried sitting room, spacious double bedroom, bespoke dressing room and a beautiful bathroom with roll-top bath and separate shower.



A Country Corner

The annexe and studio are found within a second barn, converted by the previous owner. They used it as a games room, but it also works very well as a studio space to one side, the annexe to the other. The annexe is great for guest accommodation but would also be perfect for adult children at home, or an older relative for semi-independent living. Both barns can have their own separate outside space if desired. The south-facing courtyard behind the barn is a real suntrap while the main lawn faces south and west and gets plenty of sun too. There's a greenhouse where the owner successfully grows tomatoes and chilis, and lots of space for children to play, or for dogs to run around. This is a wonderfully peaceful spot, surrounded by farmland belonging to the farm down the road – just one of a handful of homes down this very quiet lane. You have the security of neighbours, but both the barn and garden are secluded, so you're not overlooked. This rural, peaceful paradise is surprisingly well connected, being just a couple of minutes from Bungay, where you'll find schools, independent shops and more, as well as being within easy reach of both the coast and the Broads.



















ANNEXE/STUDIO













INFORMATION



On The Doorstep

Hill View Grange is only 2.5 miles from nearby Bungay where you will find the Buttercross in the town centre, where the local farmers used to sell their produce up until 1810. These days you will find independent shops, antique shops, pubs and cafés, doctors surgery and dentist.

How Far Is It To?

The larger market towns of Halesworth and Beccles are approximately 7 miles away. The Broads National Park can be accessed at nearby Beccles with over three hundred kilometres of open water. The cathedral city of Norwich can be found approximately 17 miles to the north with its wide range of cultural and leisure facilities including shopping centres, cinemas and theatres. There is an International Airport while a main line railway station offers direct links to London Liverpool Street.

Directions - Please Scan QR Code Below

Leave Beccles on the B1062 Bungay Road and continue on this road for approximately 6.5 miles. At the end of this road take a left hand turn on to the A144 St Johns Hill which continues onto St Johns Road. After approx. 1 mile turn right on to Englishes Lane. The property will be found at the end of this road.

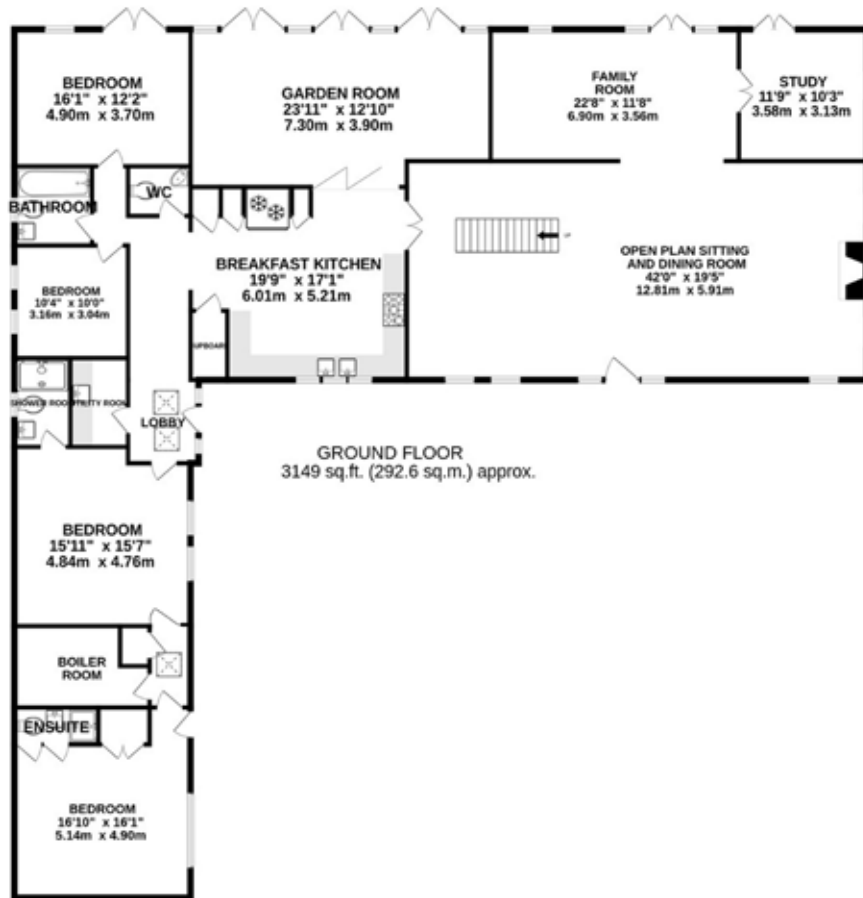
What Three Words Location

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... [airship.looked.firmin](https://www.airshiplookedfirmin.com)

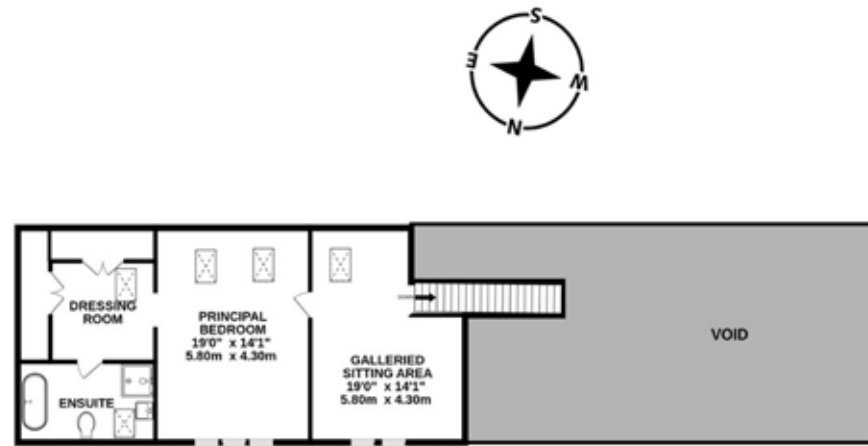
Services, District Council and Tenure

Oil Central Heating; Private Klargestor Drainage
East Suffolk Council - Council Tax Band F
Freehold

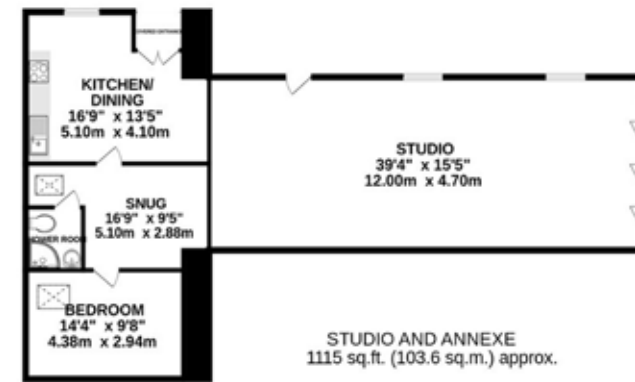




GROUND FLOOR
3149 sq.ft. (292.6 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



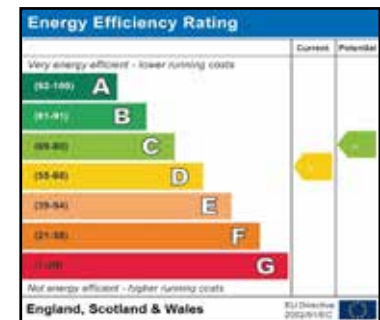
STUDIO AND ANNEXE
1115 sq.ft. (103.6 sq.m.) approx.

TOTAL FLOOR AREA : 5043 sq.ft. (468.5 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
Made with Metropix ©2023



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The Fine & Country Foundation, charity no. 1160989
Striving to relieve homelessness.

Please visit fineandcountry.com/uk/foundation



follow Fine & Country Beccles on



Fine & Country Waveney
23a New Market, Beccles, Suffolk, NR34 9HD
01502 533383 | beccles@fineandcountry.com

Scan the QR code to find this property on the
F&C website.

