



Saddlers  
Yarmouth Road | Toft Monks | Norfolk | NR34 0EW

FINE & COUNTRY

# STYLE AND SERENITY



“This period barn conversion is tucked away in delightful walled gardens in a wonderful rural setting. Part of a small group of properties with private gardens and a communal area teeming with wildlife. The barn is surrounded by open fields, but it’s also walking distance from a pub and primary school. Close to the pretty town of Beccles and well placed for the coast and for main transport links.”



# KEY FEATURES

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- A Stunning and Immaculately Presented Attached Barn Conversion, located in the Village of Toft Monks
- Four Bedrooms; Three Bathrooms and Principal Bedroom with Dressing Room
- Kitchen/Breakfast Room
- Three Reception Rooms
- Stylishly Decorated Throughout
- High Walled and Private Gardens
- Double Garage and Plenty of Parking
- Just a Short Drive to the Popular Market Town of Beccles
- The Accommodation extends to 2,012sq.ft
- Energy Rating: D

There's so much character at this impressive and welcoming barn. The original parts have been beautifully and sympathetically extended to offer a practical and versatile home that's filled with warmth and light. A peaceful place, it's one of four barns here and enjoys a high degree of privacy throughout the sunny, sheltered gardens. The perfect place to live your rural dream without compromising on comfort or convenience.

## Instantly Appealing

This is one of a small group of barns that originally formed part of a much larger farm and sit next to the original farmhouse. The oldest parts of the barn date back to the 1840s and it was converted in the late 1990s. When the current owners came here, over 20 years ago, they fell in love with the character and the location and set about making the property their own. At the time it was much smaller, so they have extended and improved over the years, with the result being a stylish and comfortable character property that makes the most of the setting and has a layout that effortlessly adapts to every occasion. Different parts of the barn come into their own at different times of day or in different seasons, and the owners count themselves lucky to have enjoyed so many years here. Every window has a lovely outlook – this really is a very special place.





# KEY FEATURES

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## Wonderfully Versatile

One of the more recent additions to the barn is a sunny entrance hall with extensive glazing. This allows the sun to pour in and frames the view over the secluded courtyard, beautifully planted by the owners. They love to sit in their armchairs here enjoying the warmth of the sun. To one side of this hallway, you have a double bedroom and bathroom, plus the main sitting room, complete with a log burner for cosy winter evenings, and bi-fold doors, again taking you out into the private courtyard. To the other side you have two further bedrooms, one with a fabulous dressing area, sharing a family bathroom. At the centre of these two 'wings' you have an amazing open plan entertaining space. The owners have removed the wall between the kitchen and dining room and have extended to the rear and the result forms the heart of this impressive home. If you're a young family, you'll love having a place where your little ones can play and you can keep an eye on them whilst you're getting on with things. If you have teens, you'll enjoy having an open space where you can gather to eat, while still having room to spread out and do your own thing. If you love hosting a houseful, the appeal is clear to see! A glazed linked passageway takes you to another bedroom suite that the owners have used for guests, giving the visitors their own private access. This would also be a great bedroom for an older teen, offering privacy.

## Go Outdoors!

You have not one, not two, but three separate private gardens at the barn, each with its own distinct character. There's a gravelled garden, a sheltered south-facing courtyard and a walled garden that gets the sun. This gives you plenty of space to indulge a passion for gardening, or for children to play, and it's very safe and enclosed too. The barn also has a double garage and plenty of parking. The four barns also share a communal area with a large pond that's well stocked with fish. There's an owl box here and plenty of wildlife to enjoy. This barn is the furthest of the four from the road, so it's incredibly peaceful and there are lots of lovely country walks all around. As well as walking to the local primary school or walking to the village pub, you can head to the farm down the road to pick up fresh locally grown food. When you need to go out and about, you just hop on the A143 and you're well placed for access to Norwich, Ipswich or Bury St. Edmunds. The pretty town of Beccles is nearby and if you fancy a trip to the coast, Southwold is only a 25-minute drive.

































# INFORMATION

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## On The Doorstep

The small community of Toft Monks can be found only a short distance to the sought after market town of Beccles, which 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 a main line rail link to London. The town sits on the edge of the Norfolk Broads National Park, alongside the stunning River Waveney.

## How Far Is It To?

Norwich lies approximately 18 miles north west of Toft Monks and offers a wide range of facilities as well as a main line rail link to London Liverpool Street and international airport. The attractive market town of Beccles is 6 miles South with its large variety of shops and additional train links. Loddon is just over 4 miles away and the Suffolk coastal area of Southwold can be reached within approx. half an hour.

## Directions - Please Scan The QR Code Below

When leaving Beccles head towards Norwich on the A146, when you reach the roundabout take the 3rd exit onto the A143 towards Haddiscoe. Continue along this road, past the White Lion Public House and when you reach Toft Monks House on the left, the driveway to Saddlers will be found at the next left turn. The property will be found at the end of the drive, in front of you.

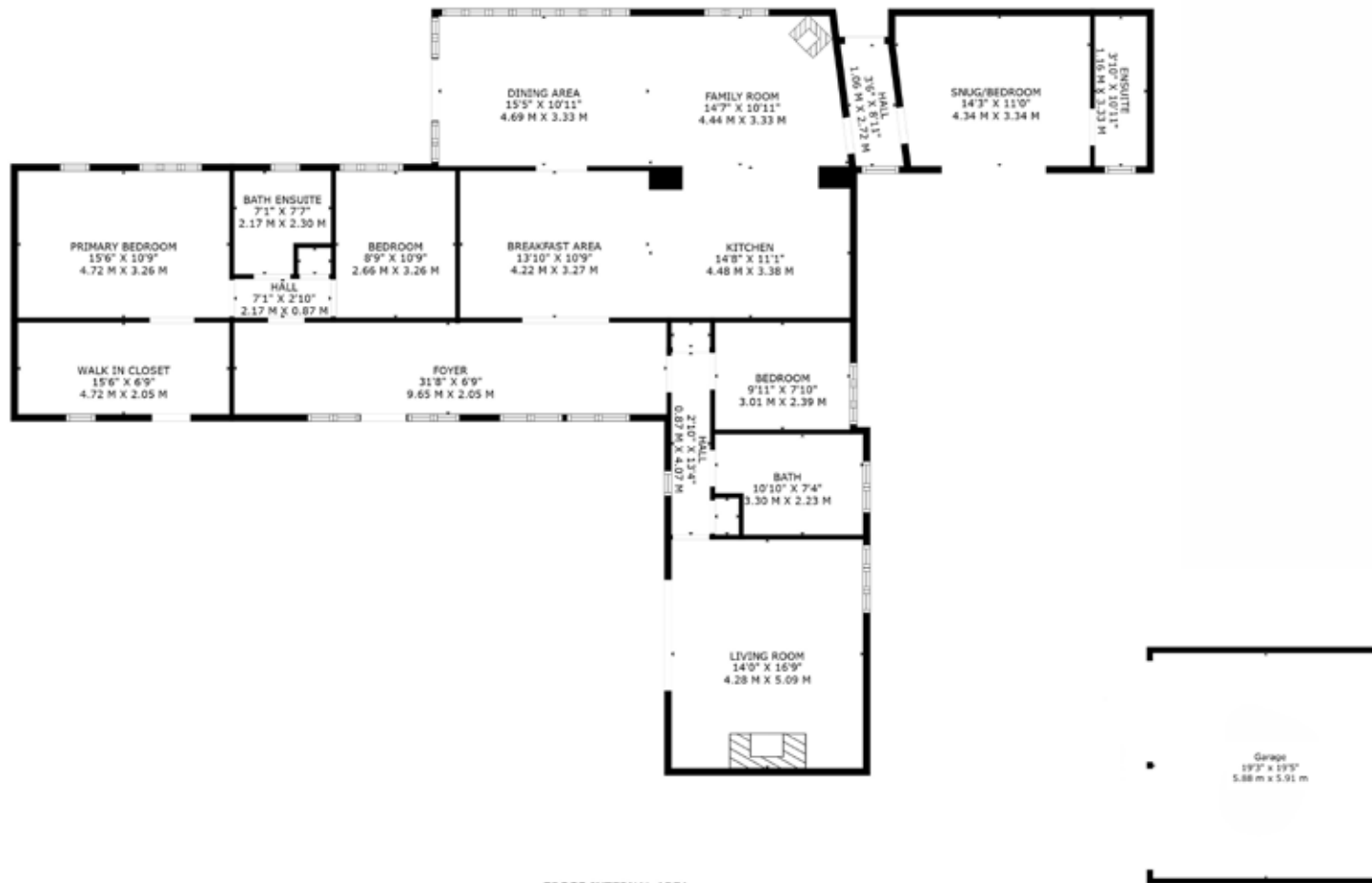
## What Three Words Location

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...[bakers.hardening.royal](#)

## Services, District Council and Tenure

Oil Central Heating; Mains Water, Private Drainage via Septic Tank  
South Norfolk Council - Council Tax Band E  
Freehold

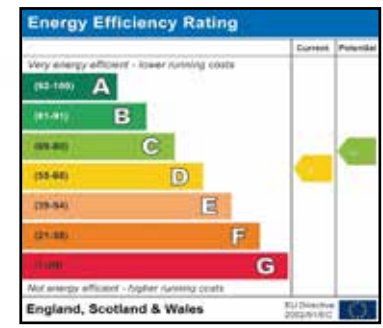




GROSS INTERNAL AREA  
 FLOOR 1: 2013 sq. ft, 187 m2  
 TOTAL: 2013 sq. ft, 187 m2

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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

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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.

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