



EH

EXQUISITE
HOME

BETWEEN THE LAND AND THE SEA

The village of Barnby lies seven and a half miles southwest of Lowestoft and four and a half miles east of Beccles. It was mentioned in the Domesday Book and has the River Waveney forming its northern parish border. Part of it is located in the Broads National Park and it benefits from being on the A146 which connects Norwich and Lowestoft. The village has a pub, a primary school, a garden centre and a Grade II* listed parish church dating back to the thirteenth century. Barnby Broad and Marshes is a Site of Special Scientific Interest covering nearly 470 acres of woodland, fen and grazing marsh. Part of the Broads, it is the home of many nesting birds and wildlife and adds very greatly to the charms of the village. Bustling Beccles with its train station and many shops, cafes, pubs and restaurants is only a short drive away and trains run to Ipswich and thence to London Liverpool Street, making this an ideal location for those who need to commute to work.





Perfectly Placed...

In the centre of the village is this large, detached house built in the nineteen eighties and with beautiful open marshland behind it. The present owners bought it in 1998, looking to downsize, but the moment they walked into the splendid entrance hall and gazed up at the galleried landing, they knew this was the home for them. The village location, versatile interior and huge potential only added to this conviction. Since moving in, they have converted the original garage into a spacious home office with storage, tripled the size of the garden room and put in heating, built a double garage with power and light, installed air conditioning in the principal bedroom suite and redecorated throughout.

The drive has enough space for four cars and there is room for two more in the garage. The lane runs past the front garden with far more horse riders and dog walkers than cars. A pair of Shetland ponies are walked around the village twice daily and they often trot past. There is a spacious front porch from which a pair of double doors open into the stunning entrance hallway which is dominated by a beautiful polished oak staircase with turned newel posts leading up to the generous first floor landing. There is also an understairs cupboard, ideal for storage. A cloakroom/utility room leads off it with W.C., plumbing for a washing machine and tumble dryer and to the left is the light-filled dual aspect kitchen/breakfast room. With its generous dimensions, double Rangemaster oven with electric hob and extractor hood, integrated dishwasher, solid wood cabinets, Flotex flooring and more than enough room for a table and chairs, this is the ideal place to prepare, cook, eat and socialise. Leading off the hall via double doors, is the spacious dual aspect sitting room with its brick fireplace and log burner. The owners enjoy movie nights in here as they have a drop-down cinema projection screen, projector, speakers and lighting control system. It is equally suitable for winter nights in front of the fire, a relaxed cup of coffee with friends or simply watching TV.



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Incredibly Versatile...

Next door is the generous dining room which has been much-used for dinner parties and entertaining over the years. A pair of double doors lead from here into the large garden room to the rear, and a single door gives access to the entertainment suite, opening up this entire space. The house has played host to many happy Christmases and New Years over the years and the flow and potential of the accommodation is remarkable.

Leading on from here is the entertainment suite, beginning with the fully fitted bar with its optics, built in storage and bar space. There is more than enough room in here for a good sized group of people to enjoy the facilities and next door, accessed via shallow steps, is the magnificent quadruple aspect snooker room. It benefits from two oak panelled walls, a professional size over-table light and integrated ceiling speakers. For a keen snooker player, this room is heaven and with the bar next door, this is the perfect place to entertain and socialise. To the right of the hall, steps lead to the very large home office where both the owners have worked together for many years. It is the ideal space for those who have to work from home and much larger than the traditional study. It also has a storage area off to one side.



“... this is the perfect room for entertaining...”





First Floor

The beautiful oak staircase leads up to the generous landing with airing cupboard. The principal bedroom suite has a dual aspect large double bedroom with air conditioning, fully fitted dressing room and a sleek en suite shower room with chrome towel heater. The second bedroom is very large and would make an excellent guest room. If desired, an en suite shower room could be added. The third bedroom is also a good sized double and the fourth and fifth bedrooms are also spacious. There is more than enough accommodation on this floor for any family configuration and for guests. The smart four piece family bathroom has a spa bath, walk in shower and plenty of storage.



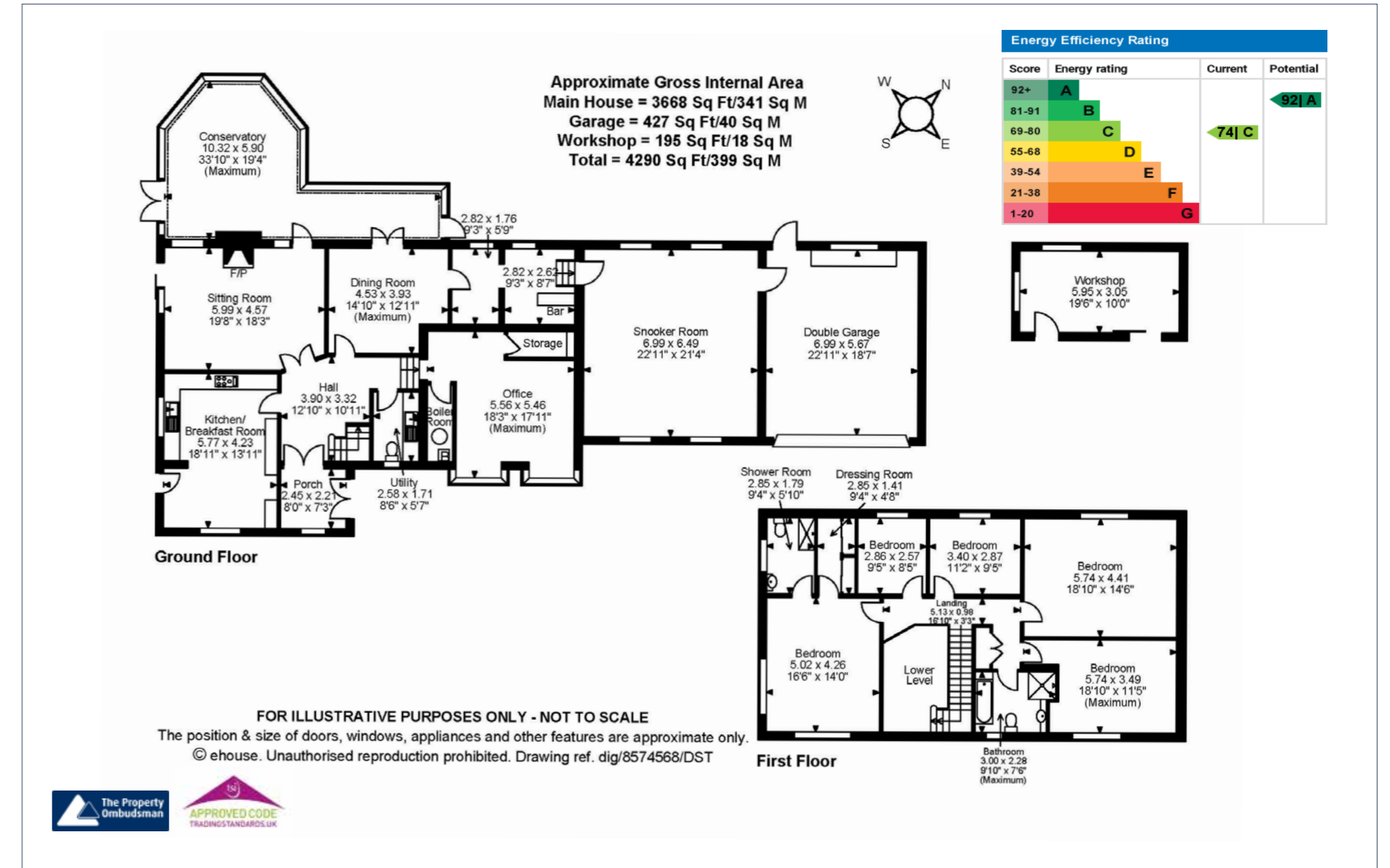
"...a large and luxurious space..."



LOCATION

The easy to maintain back garden is mainly laid to lawn. There is a patio by the kitchen which is a suntrap and ideal for al fresco dining or enjoying the beautiful views. A good sized workshop with power and light could also be used for hobbies or even as an extra garden room. Behind it is the log store and there is more than enough room for a vegetable patch, fruit cage, flower beds and children's play equipment. The village has an excellent pub with fish restaurant within walking distance and there are many lovely walks. The local allotments are nearby and there is a pleasant fifteen minute walk through Barnby to the River Waveney. Sheep, horses and cattle graze on the marshland at different times of the year and beautiful riverside walks to Beccles in one direction and Oulton Broad in the other are popular. Beccles itself is a thriving market town with plenty of shops and sailing opportunities. Beautiful Southwold is only twenty minutes away and Norwich is half an hour's drive. There are many conversion potentials within the house – it would be entirely possible, with the correct planning permission in place, to turn the snooker room into an accessible bedroom, home gym, library or home cinema and the house is large enough that an annexe for holiday lets or Airbnb could be created. With off street parking, a low maintenance garden, exceptionally spacious and versatile accommodation, a village setting close to the coast and Broads National Park and good transport links, this family home is simply bursting with potential.

Northeastern Suffolk is a beautiful region, close to the Sunrise Coast and the UK's most easterly town, Lowestoft. It benefits from good transport links and close proximity to thriving towns, while also being in a relatively rural part of the county. The A47 runs northwest from Lowestoft to Norwich, the A12 heads south from Lowestoft to Ipswich, Colchester, Chelmsford and London, the A143 runs west to Bury St Edmunds and regular fast trains go from Beccles to Ipswich and thence to London Liverpool Street. Norfolk, just over the border, has the many delights of Theford Forest, the Broads National Park and its varied selection of forests, heaths and open pasture to enjoy, as well as the architectural delights of its many round towered churches and pretty villages.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. 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 and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.



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