



**Black Swan Barn**  
**Thornham Magna, Suffolk**

**DAVID  
BURR**



# Black Swan Barn, Wickham Road, Thornham Magna, IP23 8LL

Thornham Magna is a delightful traditional Suffolk village nestled amongst the woods and fields of the Thornham Estate which has many country walks. Thornham Magna has a church, village hall, visitor centre, restaurant and cafe at Thornham Hall and a public house The Four Horseshoes. The nearby town of Eye (3 miles) provides a good range of everyday amenities and High School with Sixth Form. The market town of Diss is approximately 7 miles and has an excellent range of schooling, shopping, recreational and cultural facilities together with a mainline rail link to London Liverpool Street in around 90 minutes.

Welcome to Black Swan Barn, Thornham Magna, Suffolk

Tucked away in the picturesque rural hamlet of Thornham Magna, Black Swan Barn offers a secluded haven of modern elegance. This stunning barn conversion has been thoughtfully designed to blend contemporary luxury with period charm, providing extensive single-story accommodation set amidst generous gardens overlooking the rolling Suffolk countryside.

## **A wonderful modern barn conversion with a wealth of character features, generous open plan living and countryside views.**

### **A Modern Oasis with Character**

Every detail of Black Swan Barn reflects meticulous design and craftsmanship. From exposed beams and brickwork to oak flooring and bi-folding doors, this home exudes character and sophistication. Step into the glass entrance hall, where natural light floods the space, inviting you into the heart of the home. The sitting room beckons with bi-folding doors that open onto a patio and garden, where a fabulous log-burning stove adds warmth and ambiance. The spacious kitchen boasts a breakfast bar and is equipped with super luxury fitted appliances, making it a dream for culinary enthusiasts. Adjacent is the dining room, featuring patio doors that lead out to the garden, offering the perfect setting for al fresco dining. For moments of relaxation, retreat to the snug and unwind in comfort.

### **A Retreat of Comfort and Style**

Black Swan Barn offers three double bedrooms, each boasting its own ensuite bathroom, ensuring privacy and convenience for all residents.

Whether you're seeking a peaceful sanctuary or a stylish space for entertaining, this home effortlessly caters to your every need.

### **Embrace Country Living**

Experience the tranquillity of rural living at Black Swan Barn, where panoramic views of the Suffolk countryside await you. With its seamless blend of contemporary design and timeless charm, this exceptional property offers a lifestyle of unparalleled comfort and elegance. Don't miss the opportunity to make Black Swan Barn your own retreat in the heart of Suffolk's scenic landscape.

**SERVICES:** Mains water and electricity are connected. Private drainage (Klargester). Underfloor heating via Air source heat pump. Electric heated towel rails in bathrooms. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band F  
**EPC RATING:** C

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**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.



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