



LODGE BARN

SKINNERS LANE, METFIELD, IP20 0LH



This charming three bedroom detached single level barn offers a wealth of space and light throughout, whilst being located in the highly desirable village of Metfield. With plenty of off road parking, a two bay cart lodge and a beautiful well established south facing rear garden that wraps around the property, this barn is one to view!

Lodge Barn is located down a gated entrance, situated opposite the church in Metfield, in which you are welcomed onto the gravel driveway with off road parking and access to the double cart lodge. The barn is timber cladded with wooden double glazed windows and provides a unique feel to the property.

The front door opens in to a very spacious entrance hall with a cupboard for storage and cloakroom with toilet and basin. The utility room has direct access to the garden and is where the oil boiler and water softener are located, as well as space for further appliances.

One of the things that first strikes you about the property is the space and also the natural flow of accommodation as you move from room to room.

The kitchen has a range of shaker style base and wall units and integrated appliances such as the double oven and hob, dishwasher and fridge. The conservatory leads off the kitchen, with additional access from the dining room and hall and is perfectly placed to overlook the beautiful rear garden through the French doors.

The open plan sitting room/dining room is divided by the central brick chimney, boasting a cosy wood burning stove. The floor to ceiling windows, vaulted ceiling, and double doors out to the conservatory means that this spacious room is flooded with plenty of natural light.

Off the hallway you have access to all three bedrooms and the family bathroom. The master bedroom is a large double room overlooking the rear aspect with an en-suite that boasts a double shower, toilet and basin. Bedroom two is another large double room that overlooks the side aspect, whilst bedroom three is a small double that is currently used as an office that also overlooks the side aspect. The family bathroom has a bath, with a shower over, toilet and basin. The airing cupboard houses the hot water tank and is shelved for extra storage, in addition to the separate storage cupboard in the hallway.

Outside, located down a gated gravel driveway you have plenty of off road parking for several vehicles and access to the double bay cart lodge. The cart lodge is currently split in to two, with one side being used as a garage and the other side as a workshop/log store, with additional storage in the eaves above. The garden is a beautiful tranquil area that wraps around the barn, with lots of different areas, such as the raised fruit and vegetable beds, lawn, pond, potting shed, garden shed and a couple of lovely seating areas.

This property has been well loved since the current owners built the barn in 2005 and is ready for any new buyer to move straight in to.







TENURE – FREEHOLD

SERVICES MAINS WATER, DRAINAGE AND ELECTRICITY ARE CONNECTED. HEATING IS PROVIDED FOR BY WAY OF OIL FIRED CENTRAL HEATING. UNDER FLOOR HEATING, HEATED TOWEL RAILS IN THE BATHROOMS AND THE WOOD BURNING STOVE LOCATED IN THE SITTING ROOM. THE BOILER WAS INSTALLED WHEN THE PROPERTY WAS BUILT IN 2005 AND WAS LAST SERVICED IN OCTOBER 2023, AND IS LOCATED IN THE UTILITY ROOM. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY: MID SUFFOLK COUNCIL – BAND D

EPC – C

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

DURRANTS BUILDING CONSULTANCY OUR BUILDING CONSULTANCY TEAM WILL BE HAPPY TO PROVIDE ADVICE TO PROSPECTIVE BUYERS ON PLANNING APPLICATIONS, ARCHITECTURAL DESIGN, BUILDING REGULATIONS, AND PROJECT MANAGEMENT - PLEASE CONTACT THE TEAM DIRECTLY.

AGENTS NOTES – PLEASE NOTE, THE NEIGHBOURS PROPERTY 'DR'S LODGE' HAS RIGHT OF WAY ACCESS OVER LODGE BARNS DRIVEWAY TO ACCESS THEIR GARDEN, THIS IS ONLY TO THE FIRST BEND AND NOT THE WHOLE DRIVEWAY. 'LODGE COTTAGE' ALSO HAS PEDESTRIAN ACCESS OVER THE FIRST 10 YARDS (BEFORE THE GATED ENTRANCE OF LODGE BARN) OVER THE BEGINNING OF THE DRIVEWAY TO ACCESS THEIR PROPERTY.

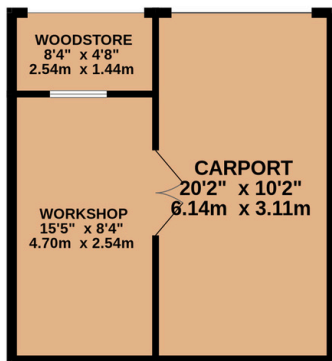




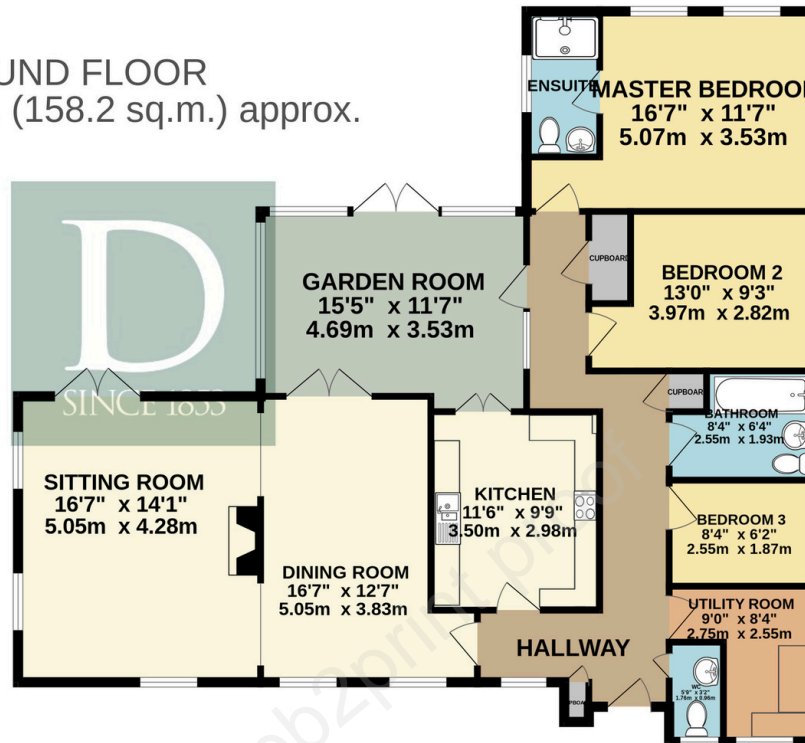




FLOOR PLAN



GROUND FLOOR
1703 sq.ft. (158.2 sq.m.) approx.



LODGE BARN , SKINNERS LANE , METFIELD , IP20 0LH

TOTAL FLOOR AREA : 1703 sq.ft. (158.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**
Email : halesworth@durrants.com

