



Walnut Tree Barn
Homersfield, Harleston | Norfolk | IP20 0EX

BEAUTIFUL BARN & PADDOCKS



For a spacious family home that comes with plenty of land and outbuildings, look no further than this sensitive conversion of a very handsome brick barn. With four large bedrooms, three bathrooms, very generous reception rooms and a handful of outbuildings, this property will comfortably accommodate the family and guests as well as any projects and hobbies, equestrian or otherwise which you may have.



KEY FEATURES

- Delightful Barn Conversion - Not Listed
- Superb Rural Location
- Set At The End Of A Very Long Driveway
- Around Four Acres - (STMS)
- Potential Equestrian Use
- Five Reception Rooms
- Four Comfortable Bedrooms
- Two Bathrooms & One Shower Room
- Solar Panels
- Useful Outbuildings and Stable

Dating from the mid-19th century, this enormous brick barn with its charming patterned pantile roof, was converted and divided into two large properties in the early 2000's. The building, once the working part of the large farmhouse nearby, is set up a long drive and it enjoys, with its neighbours, plenty of rural seclusion. At the front of the property, a long front garden is partly gravelled and provides ample parking. Approach to the main entrance is via a large sheltered courtyard.

Step Inside

You get a sense of the generous proportions immediately upon entering the double-height entrance hall with its traditional flagstone flooring and stairs leading to a galleried landing. These are grand spaces. To your left is the great square kitchen which, at almost 300 square feet, easily accommodates a large table. Hand-built cabinetry in country style waxed pine supports two long lengths of granite in the middle of which is a traditional glossy black Aga, fuelled by Economy 7 and comprising two ovens and two hotplates plus plenty of winter warmth. On the other side of the room is a "summer kitchen" for when the Aga is turned off - with an induction hob and electric oven. A set of double doors, part glazed, leads to the dining room, handily positioned in the corner between the kitchen and the large sitting room in a layout ideal for entertaining. French windows lead to the rear terrace from both the dining and sitting rooms, making summer entertaining a wonderful prospect. In winter, meanwhile, a cosy woodburner in the sitting room fireplace provides plenty of heat - and all of it supplied by wood from the grounds. The already plentiful ground floor accommodation doesn't stop there. A large sun room with glass doors to the courtyard and a convenient electric wood-effect stove makes an excellent alternative spot to the main sitting room. Also downstairs is a large study, a bigger-than-average boot room with plenty of coat cupboards, and a shower/utility room.





KEY FEATURES

Exploring Upstairs

The lofty height of the bedrooms with their pitched ceilings and soaring rafters is unexpected. These are airy spaces, enhanced by Juliet balconies in three of the bedrooms. Both the family bathroom and the en-suite to the master are larger than you often find too.

Self-sufficiency

What with the timber on site for the wood-burning stove, the solar panels which provide the daytime electricity and hot water, and a well which provides all the water necessary for gardening or car-washing, you're well on the way to off-grid living! At the very least, you'll benefit from noticeable fuel cost reduction.

Step Outside

With a sheltered courtyard terrace at the front – perfect for morning coffee – and a rear terrace immediately outside the dining and sitting rooms which gets sunshine all afternoon and evening, you'll always find a sunny spot to sit. The rest of the garden is put to grass and very easy to maintain. Five outbuildings – currently deployed as a workshop and storage for bikes, tools, mowers, and the oil tank – offer potential for a variety of uses. One has recently been used as a stable, but there's also scope for a granny annexe or further work-from-home spaces, subject to local planning consents. Two two-acre paddocks enclose the adjacent farmhouse and each have a mains water supply. If you don't have horses or sheep a neighbouring farmer may cut and take away the grass. The lower paddock affords substantial frontage along the River Waveney.

On The Doorstep

One of "the saints", and a quiet rural village in the Waveney Valley, Homersfield nevertheless retains a pub, The Black Swan, a freehouse which serves food. The riparian landscape is great for activities on or by the river – paddleboarding, kayaking, country walks – while anglers will enjoy fishing on local gravel-pit lakes.

How Far Is It To

The centre of Harleston, a busy market town on the Norfolk-Suffolk border, can be reached in a few minutes by car and offers supermarkets, specialty shops, historic coaching inns, tearooms, butchers, bakers and delicatessens as well as a market which has operated every Wednesday since 1259!

























INFORMATION



Diss, with fast and frequent rail connections to Norwich and London is less than twenty minutes away. From here you can be in London in as little as an hour and a half, putting you in comfortable commuting distance. Both Southwold, with its beaches and coastal walks, and the cathedral city of Norwich are within a 40-minute drive.

Agents Note

This property owns the driveway - there is an agreement for shared upkeep between this property and the adjacent farmhouse. There are 17 solar panels - which we are informed produce up to 3.68 kw - this helps towards the costs for electricity. There is a heated above ground pool with air source heat pump and an electric immersion heater for domestic hot water - the solar pays for this.

Note: The Above Ground Pool may be available to purchase, in situ, by separate negotiation.

Directions

Proceed from the market town of Diss along the A143 in the direction of Gt Yarmouth. Follow the road for some distance over three roundabouts and then take a right hand turn by The Shed garden centre and café signposted Homersfield. Take a left hand turn on onto the long driveway which leads to the property.

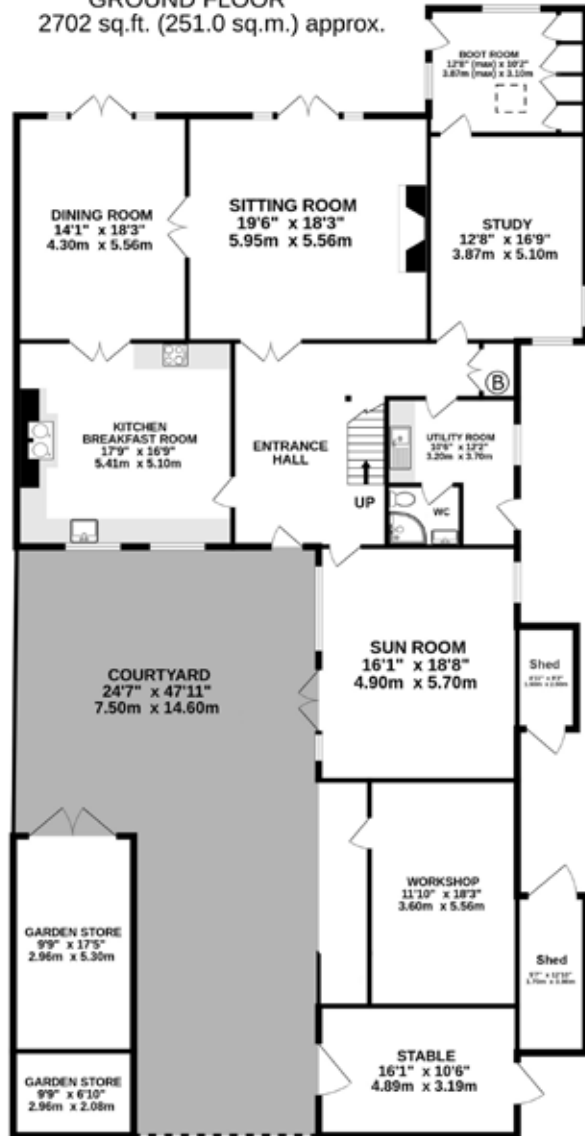
What Three Words Location

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... shippers.shortens.dusters

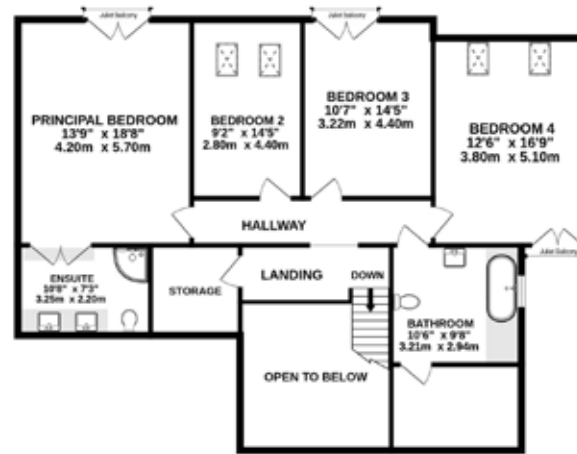
Services, District Council and Tenure

Oil Fired Central Heating, Mains Water with a Water Softener installed (and a well), Mains Electricity, Private Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
East Suffolk County Council - Tax Band F
Freehold

GROUND FLOOR
2702 sq.ft. (251.0 sq.m.) approx.



1ST FLOOR
1348 sq.ft. (125.3 sq.m.) approx.



TOTAL FLOOR AREA : 4050 sq.ft. (376.3 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.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.





Please note that the above image is for illustrative purposes only to give an indication of the property boundary.



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