



Twin Oaks Barn
Sotterley Road | Henstead | Suffolk | NR34 7NQ

LIVING THE GOOD LIFE



Converted in 1994 this impressive five bedroom family home is in an idyllic location, set back from the road and just minutes drive from the beach or the thriving market town of Beccles that has everything you need. Springwatch would find this a great location to film too with barn owls, fox, deer, hare and birds all in residence and with veggie patch, chickens and fruit trees this beautiful spot really is a slice of “the good life”.



KEY FEATURES

- A well-presented Detached Red Brick Barn Conversion, set back from the road in a Rural Location in Henstead
- Five Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility and WC
- Two Reception Rooms, Playroom and a Study
- Sitting in a Plot measuring just over 3.2 acres (stms)
- Useful Outbuilding offering Various Opportunities
- Holiday Let Potential (STP)
- In Easy Reach of both Beccles & Southwold
- Solar Panels Generating a Good Income
- The Accommodation extends to 3,148sq.ft
- Energy Rating: C

Nestled between Southwold and Beccles with the A12 in easy reach, this peaceful property gives you the best of both worlds with no road noise but ease of connection. The barn also offers opportunity for secondary accommodation and multi generational living with space or all the family.

Space for Everyone and Everything

The owners wanted space to work from home, and converted the outbuildings into office space fairly promptly after moving in. These five outbuildings offer potential for secondary accommodation for the next owner. They also aspired to a rural family life and wanted bring up their young family in a safe, peaceful atmosphere with plenty of outside space. The barn itself has proved the perfect partner for both needs and the owners have loved the wonderful childhood they have been able to provide their children with. The barn has a great layout with the living areas away from the bedrooms. The transformed stunning, contemporary kitchen/breakfast room with practical hard flooring and well organised utility room, leads to the huge vaulted ceilings of the main sitting room with multi fuel burner providing family with a cosy place to gather in winter but makes a light airy atmosphere all year round. The south facing living room with doors to a sun trap decking area where the sunshine stays all day, is the space to be whether relaxing with a morning coffee or a wine before supper. The five bedrooms offer flexibility around who sleeps where, with ample bathrooms affording privacy for all. The first floor mezzanine gives extra sitting room space too for reading and relaxing.





KEY FEATURES

A Green and Pleasant Land

The current owners will find the biggest compromise of their next move will be finding the same level of peace and quiet. They have done so much work on this 3.2 acre plot, transforming the original farmland, into gardens - planting trees, digging out the veggie patch and turning a once ugly concrete area into a go kart track - such fun! The endless views when dining al-fresco on the sunny terrace gives you a sense of tranquillity and peace overlooking this land. This transformed space has been completed with eco friendly edge, with income generating solar panels, with feed in tariff for another ten years which can be transferred to the new owners. The outbuildings converted to offices and store are run by an efficient heat exchange system again making running this home so cost effective.

The Best of Both Worlds

Southwold is just 7 miles away, offering a sandy beach and an eclectic mix of shops, pubs and fine dining. Just 6 miles finds Beccles, a delightful market town hosting a variety of local facilities including cafés, public houses, restaurants, independent boutiques and supermarkets Tesco and Morrisons. It also benefits from several schools covering all age groups from Primary to High School age. Kessingland Nature Reserve is also close by offering Sunday strolls in nature.





































INFORMATION



On The Doorstep

The nearby town of Beccles is a thriving market town with an active community spirit, steeped in history. The picturesque town is situated in the heart of the Waveney Valley and now boasts a large and diverse shopping centre, amongst the narrow streets and fine Georgian buildings but keeping its 'olde worlde' charm with its small, unique shops. Beccles also has two supermarkets, Tesco and Morrison's and a sailing club being on the extremes of the Norfolk broads. The popular seaside town of Southwold and its beautiful beach and independent shopping is just a short drive away.

How Far Is It To?

Norwich lies approximately 24 miles northwest of Henstead and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible on the east coast and are around twenty minutes by car. The attractive seaside town of Southwold is 7 miles southeast and is seen by many as the town that time forgot. Stroll down the ancient high street and watch the world go by. Take your bucket and spade on the famous beaches of golden sand or walk along Southwold pier.

Directions - Please Scan QR Code Below

Leave the market town of Beccles on the A146 heading towards Lowestoft, upon reaching the 2nd roundabout, follow signs for the B1127, signposted Wrentham and Ellough Industrial Estate. At the next roundabout, take the first exit signposted Hulver and Wrentham. Proceed along this road for a couple of miles. You will pass St Marys Church on the left hand side and then turn right at the crossroads, continue along this road until you reach Sotterley Road and there will be a sign for the driveway of the property on the right hand side.

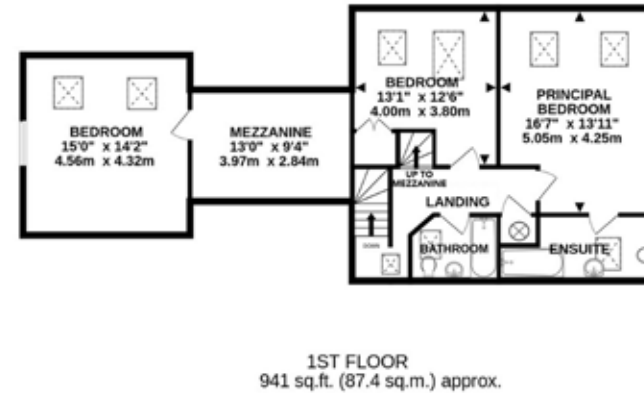
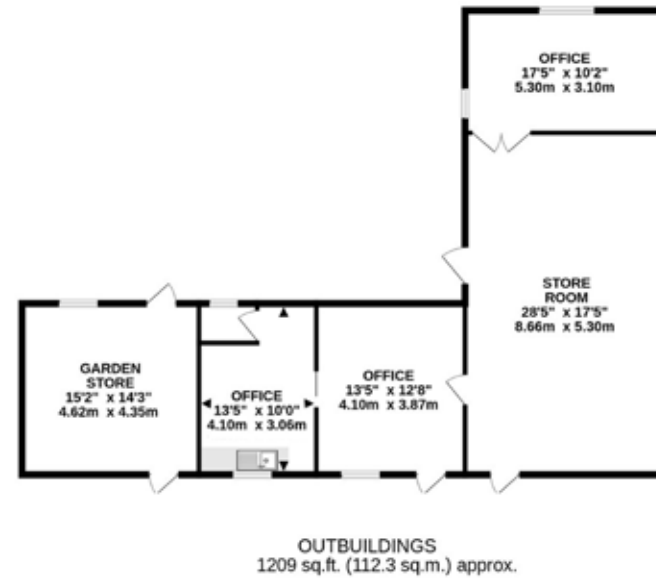
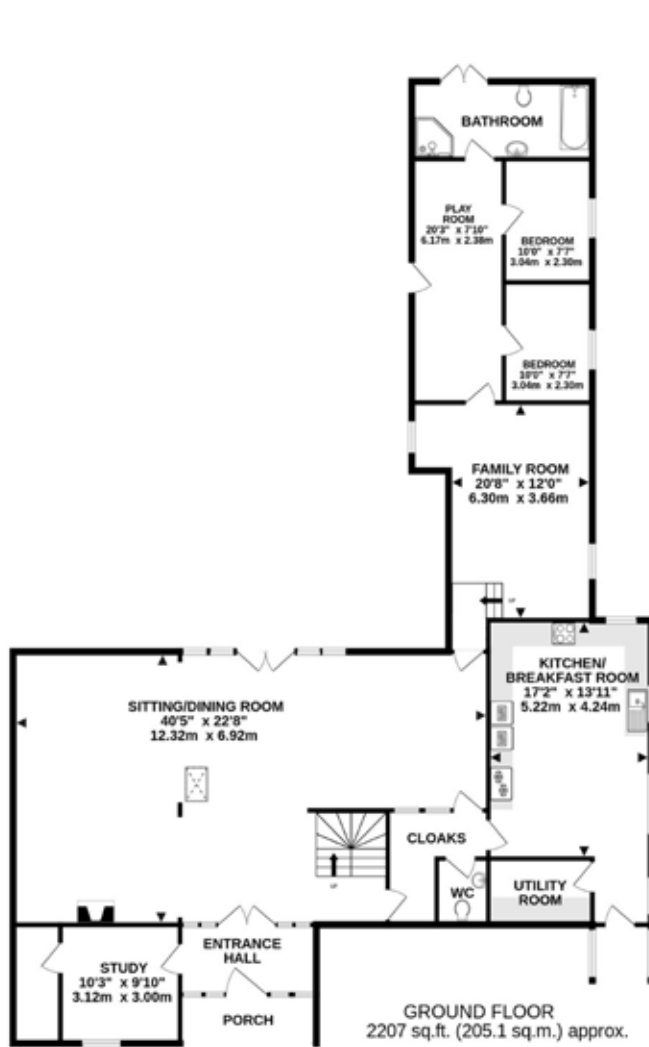
What Three Words Location

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...
[videos.blushes.corporate](https://www.videos.blushes.corporate)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band G
Freehold





FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 3148 sq.ft. (292.5 sq.m.)
TOTAL FLOOR AREA: 4357 sq.ft. (404.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		85
(91-93)	B		
(81-90)	C	75	
(65-80)	D		
(39-64)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC.UK.COM			

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