



Tithe Barn, Mill Lane, Ilketshall St. Andrew - NR34 8JL

In Excess of £600,000

**STARKINGS
WATSON**

HYBRID ESTATE AGENTS



Tithe Barn, Mill Lane

Ilketshall St. Andrew, Beccles

This EXCEPTIONAL DETACHED NEWLY COMPLETED BARN CONVERSION is HIGHLY ENERGY EFFICIENT and benefits from 'A' RATED ENERGY EFFICIENCY including SOLAR PANELS and UNDERFLOOR AIR SOURCE HEATING THROUGHOUT. The accommodation extending to over 1500 SQFT has been beautifully finished to a high specification with a very impressive main focal point being the KITCHEN/DINING/FAMILY room with BI-FOLDS onto the rear garden. Internally you will find accommodation to include a rear entrance lobby, W/C, utility room, kitchen/dining/family room, additional sitting room, central hallway, two ground floor double bedrooms and shower room with a large main bedroom and impressive feature bathroom to the first floor. Externally the generous and private plot offers gardens to the front and rear with the addition of an attractive pond to the front. There is plenty of DRIVEWAY PARKING to the front as well as a DETACHED DOUBLE CART LODGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A



- Brand New Barn Conversion
- Highly Efficient with 'A' Rating
- High Specification Finish
- Underfloor Air Source Heating & Solar Panels
- Large Open Plan Kitchen/Dining/Living
- Three Bedrooms & Two Bathrooms
- Generous Plot To Front & Rear
- Plenty Of Parking & Double Cart Lodge

The property is located in a rural setting on the edge of the village of Ilketshall Saint Andrew and is situated close to Bungay and Beccles - both of which have a range of amenities and are busy market towns with many shops, restaurants, schools, pubs and supermarkets. Beccles has the benefit of a regular train service to London Liverpool Street via Ipswich, and the unspoiled Suffolk coastline with the beaches of Southwold and Walberswick within easy driving distance.

SETTING THE SCENE

Accessed via Mill lane onto a large sweeping shingle driveway providing plenty of off road parking. The driveway leads to the detached double cart lodge also providing further covered parking. There is then a pathway from the driveway leading to the rear of the property to the main entrance door at the rear



THE GRAND TOUR

The entrance door from the rear garden leads you into the rear lobby where you will find a w/c immediately in front of you and a very useful utility room adjacent. The utility room houses all of the solar panel, hot water tank and heating elements as well as fitted units, solid worktops and space for white goods. The rear lobby provides access into the impressive kitchen dining area. The kitchen offers a bespoke fitted country style kitchen with a range of high end units and Quartz worktops over as well as integrated appliances to include double electric oven, five ring induction hob and extractor fan, integrated dishwasher and space and plumbing for large American fridge freezer, as well as a central island unit housing further storage. The kitchen also offers bi-folding doors onto the rear garden as well as exposed oak beams, access to the inner hallway and, via a set of sliding doors, you'll find the living room beyond. The living room can be made open plan to the kitchen/dining room if required, but also closed off and offers a range of exposed timber beams as well as plenty of natural light. The inner hallway provides access to the rear patio, stairs to the first floor landing as well as two ample bedrooms and a family bathroom. The main ground floor bedroom offers a pleasant aspect onto the garden again with bi-folding doors, and the family bathroom has been well fitted with hand wash basin and W/C set within a vanity unit as well as a double walk in shower. Heading up to the first floor landing, you'll find some fitted storage off the landing as well as access to an impressive main bathroom which features a freestanding roll top bath as well as double walk in rainfall shower and double 'his and hers' hand wash basin set with vanity unit. The other side of the hallway, you will find the main double bedroom with exposed timber beams. Its worth noting at this point that the barn has been specifically designed to be very eco efficient and benefits from a Energy Efficiency Rating of A. The property benefits from Underfloor Air Source Heating throughout as well as an array of solar panels to the rear aspect.

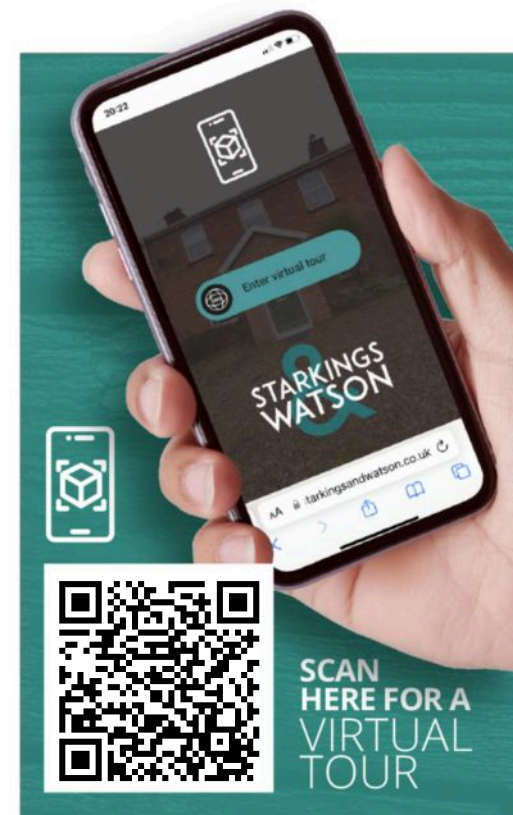
FIND US

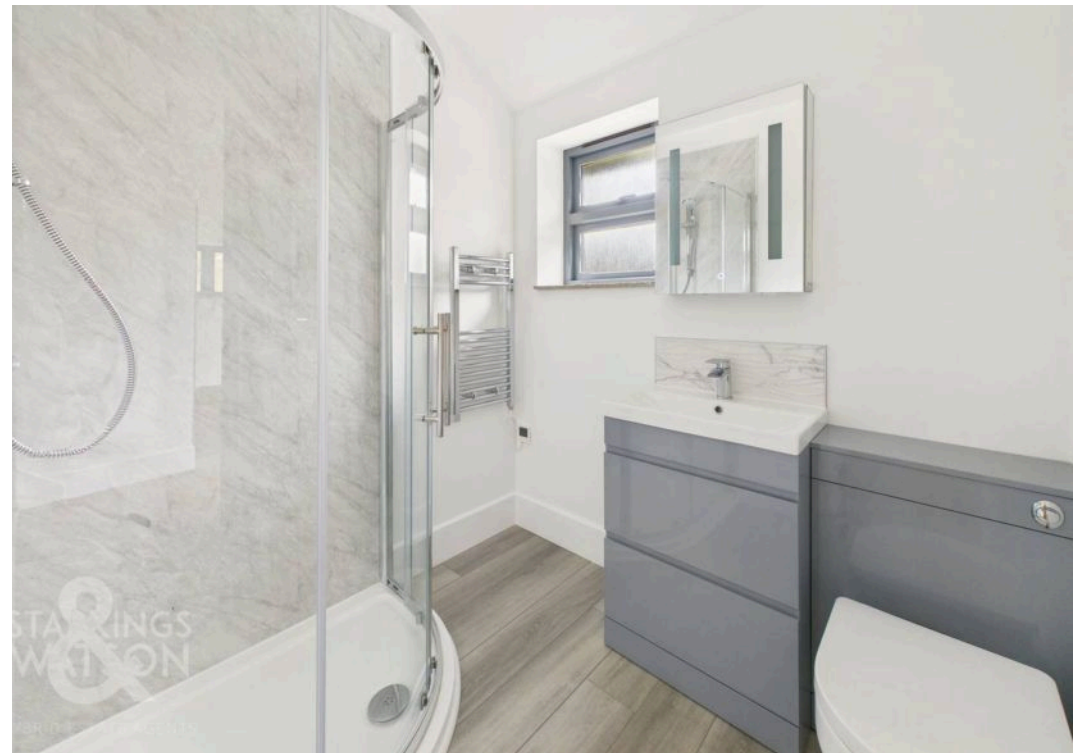
Postcode : NR34 8JL

What3Words : ///direction.evoke.pine

AGENTS NOTE

Buyers are advised that the property is connected to mains electricity and water. Drainage is provided via a private sewerage treatment plant. Its worth noting that the barn has been specifically designed to be very eco efficient and benefits from a Energy Efficiency Rating of A. The property benefits from Underfloor Air Source Heating throughout as well as an array of solar panels to the rear aspect. We have been notified there is a parcel of land within the boundary which is unregistered to the property, for any queries please contact within.



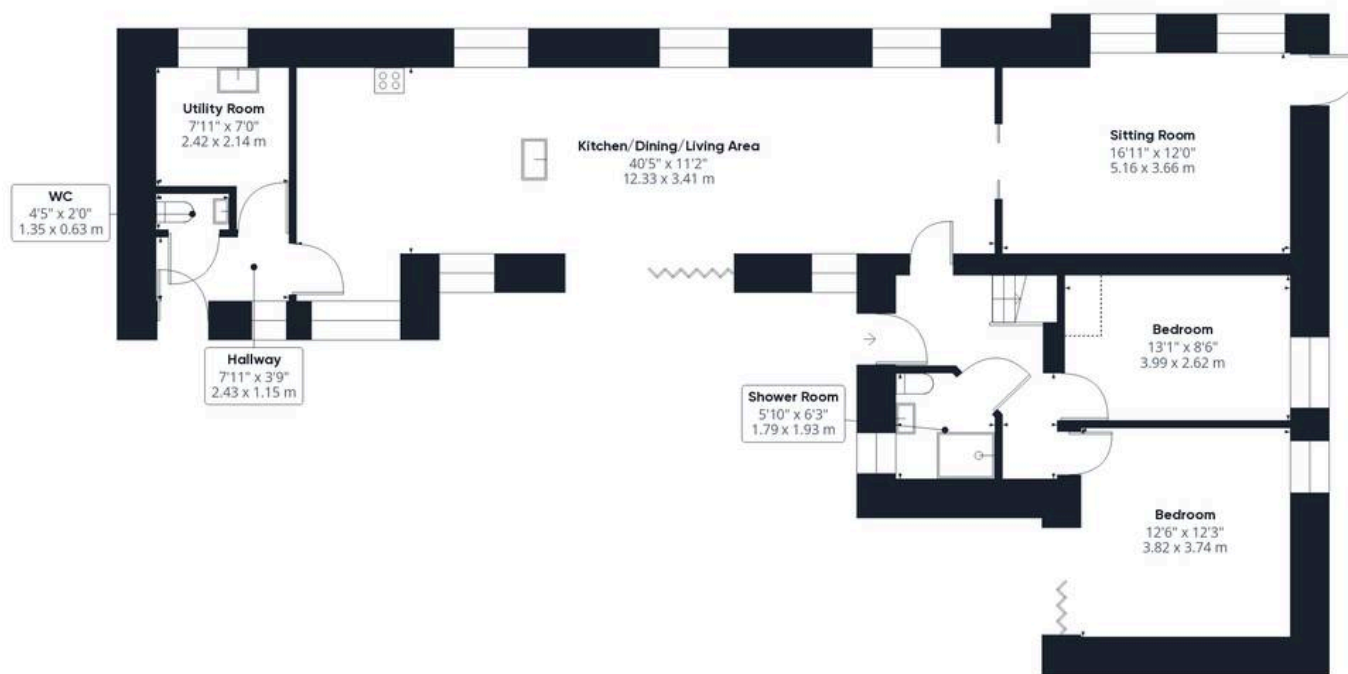




THE GREAT OUTDOORS

Attractive and private gardens can be found to the front and the rear. The garden to the rear is a blank canvas offering plenty of space for attractive lawn and planting as well as a generous paved patio running the width of the rear of the property which would be ideal for outside dining and entertaining. There are various access points into the barn from the rear patio via bi-folding doors. To the front of the barn, you will find further impressive gardens, mostly laid to lawn with a large pond extending to the front boundary. The front gardens could be made a lot more of and more private if required.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1567.33 ft²
145.61 m²

Reduced headroom

69.1 ft²
6.42 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.