



5 Manor Farm  
The Street | Lound | Suffolk | NR32 5LT

# PERFECT HARMONY



“A seamless blend of the old and the new, character and contemporary, this barn is beautifully finished, welcoming and comfortable.

With a high specification and great attention to detail, everything is ready and waiting for you here, with no work needed.

The barn forms part of a small group, scenically set on the edge of the village of Lound, close to the coast and within easy reach of Norwich and the Broads.”



# KEY FEATURES

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- A Lovely Single Storey Barn Conversion situated in the Village of Lound
- Two Double Bedrooms; Bathroom plus En- Suite to Principal Bedroom
- Open Plan Kitchen, Sitting and Dining Room
- Mezzanine Area above the Living Area, which would make a perfect Office Space
- Underfloor Heating Throughout with Air Source Heat Pump
- Finished to a Very High-Quality Specification
- Enclosed Garden Area with Patio plus Further Spacious Garden with Summerhouse, Shed and Greenhouse
- EV Car Charger plus Ample Parking for Numerous Vehicles
- The Accommodation extends to 1,148sq.ft
- Energy Rating: C

Make your way through the village, past the pretty pub and the village pond, and you'll find yourself at a small group of barns, surrounded by open fields as far as the eye can see. It's a quiet spot, yet very much part of the community. The barns have been recently developed and finished to a very high standard, creating a wonderful place to call home.

## In Love With The Lifestyle

A small and exclusive development of just four barns and two new bungalows, in a glorious setting, the appeal of the property here is clear to see. The current owners previously lived in Norwich and spent time in this area during their holidays, loving the outdoors lifestyle and proximity to the beautiful Norfolk and Suffolk coast, nearby woodlands, nature reserves and to the Broads. They decided to make a move here fulltime and came across the barn: "It had everything we were looking for. A former dairy farm, there were plenty of character touches and we love the timbers, high ceilings and oak floors that fit with the rural surroundings." Due to a change in circumstances, as they move on, this stylish and comfortable barn comes to the market just a couple of years old and still in immaculate condition, so you can move in and enjoy it right from the start.





# KEY FEATURES

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## Work, Rest And Play

Head down the drive and just before the end, you come to this barn. Go in through the gate to the secluded west-facing garden and take in the attractive frontage as you make your way towards the oak-framed porch. The barn has an east-west orientation, so you get plenty of light in throughout the day. You step into the entrance hall and you'll find the luxurious and relaxing bathroom to one side and the two double bedrooms straight ahead. Both are full height and one has an en-suite shower room. At the other end of the barn is the stunning open plan living space, with a kitchen area at the far end, bifolds opening to the west-facing patio. There's a further set of double doors at the sitting room end, with plenty of space for a dining table too. The stylish contemporary wood burner sits around the centre of the room, easily warming the whole place. There's also a mezzanine, which the owners use to work from home. It's tucked away enough that you can leave work behind at the end of the day and come downstairs to relax. It also has lovely views across the treetops.

## All Within Easy Reach

Outside, in the garden immediately in front of the barn, you're nicely private and tucked away – and of course, with no passing traffic down here, it feels wonderfully peaceful. The owners love to have a Friday afternoon drink after work, sitting out on the patio when the weather allows, garnishing drinks with fresh herbs from the herb bed they've planted around the water feature, the trickling of the water a relaxing sound. There's a further area of garden across the drive, with a traditional greenhouse, space cleared and covered for a raised bed if desired, plus apple, pear and cherry trees. There's also a summerhouse where the owners have fitted a bar and created an undercover dining area. You can stroll into the village for dinner at the pub or an event at the village hall, but you're also walking distance from Lound lakes, which is a lovely place to explore and enjoy on foot, or to take your dog for a walk. You're within easy reach of Gorleston, Hopton and Corton beaches, or you can go a little further afield to Southwold or Dunwich. The charming market town of Beccles is well worth a visit, or you can catch the train from nearby Somerleyton and head up to Norwich for a spot of shopping.























# INFORMATION

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## On The Doorstep

Lound is a village in the Waveney district of the English county of Suffolk. The village has a village hall, playing field, church and pub - The Village Maid. You also neighbour Blundeston, which contains more amenities including hairdressers, a pub - The Plough Inn and Blundeston CEVC Primary School.

## How Far Is It To?

Lound is situated in the north of the county of Suffolk. The market town of Beccles is approximately 12 miles south west and has a wide range of shops, cafes, restaurants and other facilities. The cathedral city of Norwich is 24 miles to the north west. It has a wide range of leisure & cultural amenities as well as shops, cafes and restaurants. Norwich also has direct train links to London Liverpool Street and other destinations and an International Airport.

## Directions - Please Scan QR Code Below

From Beccles take Northgate, Gillingham Dam and Loddon Road to Norwich Road/A146. Turn left onto Norwich Road/A146. At the roundabout, take the 3rd exit onto Yarmouth Rd/A143. Turn right onto Herringfleet Road/B1074. Continue to follow B1074 for approximately 4 miles. Turn left onto Flixton Road and follow the road for approximately 1.5 miles. You will go through the village of Lound and then you will see the set of barns on the left. Follow the driveway around to the rear of the properties where the parking is situated.

## What Three Words Location

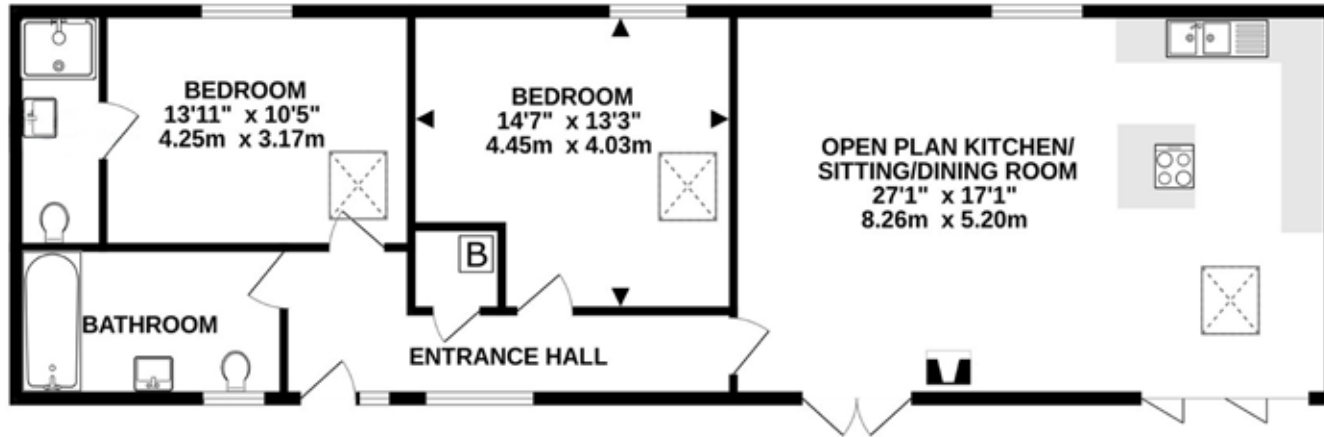
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [shins.manifests.choirs](#)

## Services, District Council and Tenure

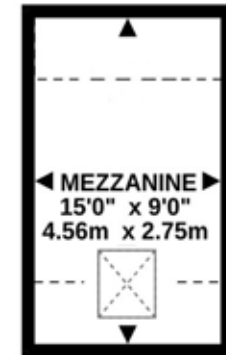
Underfloor Heating Via Air Source Heat Pump, Shared Private Treatment Plant  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk Council - Council Tax Band E  
Freehold



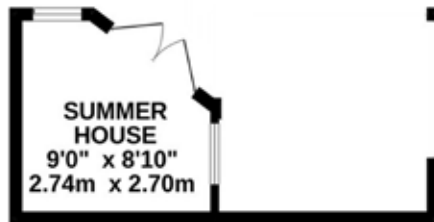




GROUND FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



MEZZANINE  
(ACCESSED BY LADDER)  
135 sq.ft. (12.5 sq.m.) approx.



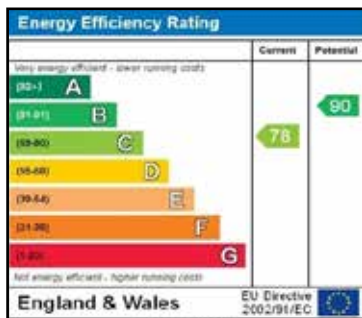
SUMMER HOUSE  
158 sq.ft. (14.7 sq.m.) approx.



FLOOR AREA (EXCLUDING SUMMERHOUSE) 1148 sq.ft. (106.6 sq.m.) approx.  
TOTAL FLOOR AREA: 1306 sq.ft. (121.3 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](http://www.norfolkpropertyphotos.co.uk)  
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NB: DASHED AREA DENOTES RESTRICTED HEAD ROOM



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.





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