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The Barn,
Becks Green, Ilkeshall St. Andrew.

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McINTYRE
ESTATE AGENTS



Bungay - 5.4 miles
Beccles - 5.6 miles
Norwich - 21.4 miles
Southwold - 11.0 miles

An exciting opportunity to purchase this substantial detached barn conversion situated in the rarely available North Suffolk Village of Ilkeshall St. Andrew. The property converted by the current owners and enjoyed over the last three decades offers versatile, compromised space set over a footprint that exceeds 4000. sq.ft. The beautiful character of the barn blends with the convince of modern living providing a perfect space for family living, entertaining and working. The accommodation offers five bedrooms, two en-suite bathrooms, multiple reception areas, a substantial workshop, and much more. All of this set in the attractive and desirable rural village of Ilkeshall St Andrew over looking acres of common land whilst just a short drive from Beccles, Bungay & Halesworth.



The Property

As you step from the front entrance porch into the main part of the barn, the grandeur and charm becomes immediately apparent. Striking beams and timbers run throughout, framing the various sections of this expansive room and impressive vaulted ceiling. The left half of the main barn is currently used as a large dining space and the right half is split into a sitting area which enjoys a large wood burner and feature bar ideal for entertaining. The sitting rooms opens to the snug. Across the room is access to a veranda, with views over the delightful walled rear garden. To the left is access to the kitchen/breakfast room, equipped with oil fired Aga type range, electric induction hob and oven. A large walk-in pantry offers ample storage and space for the fridge-freezer & dishwasher. To the back of the kitchen is a hallway that leads down a short flight of steps to a long sunny corridor. Immediately to your right is a utility room housing our laundry equipment and to the left is one of two doorways into the enormous workshop space. Further along the corridor you will find the impressive master bedroom suite, consisting of a very generous bedroom space with integrated storage, an en-suite bathroom and attractive views out over the walled garden via French doors. To the end of the long hallway is access to the attached car port. Back in the main barn, two separate staircases lead up to the first floor bedrooms, the left hand of which is a delightful double bedroom that looks out over the living spaces below and an up close aspect to the magnificent timbers of the vaulted ceiling. The second set of stairs leads up to an open landing that gives access to both another mezzanine bedroom and an enclosed substantial double bedroom with built-in storage and integrated en-suite bathroom. Returning to the ground floor we find a door in the study which leads down to the office and walk in store. This exceptionally bright and sunny room leads into the guest bedroom which enjoys independent access from outside and a w/c and shower room off the entrance lobby. These two spaces would lend themselves to secondary accommodation or an additional working area.



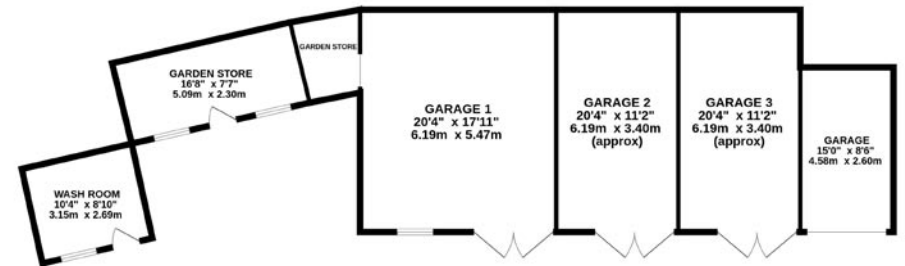


Gardens and Grounds

The plot can be approached by either of two shared drives that lead across a band of stunning common land that forms the delightful frontage to this home. Leading up to the front of the barn we find an extensive parking area that leads us to both the main entrance and the independent entrance that serves the guest/office area. An attractive substantial walled garden sits to the rear of the property, this space has been beautifully landscaped. A large veranda leads off the main living space providing an elevated, covered area to enjoy the garden throughout the year. Steps lead down to the garden where a series of paths lead through the well planted flower beds and areas of lawn. From the master bedroom French doors open to an area of patio perfect to enjoy a morning coffee. At the far rear of the site extensive parking leads to a variety of outbuildings which include the attached 43.ft workshop and a car port whilst across the yard we find a large double garage, 2x oversized single garages and a standard single garage (the latter three are currently let on three year excluded leases) along with garden stores and a wash room.

Location

The property itself is set back from the road enjoying a view over the large frontage that forms part of the village common. Ilketshall St Andrew is a rural village located equidistant to the market towns of Beccles, Bungay and Halesworth. Beccles provides a good range of schools and amenities, along with strong rail and bus links. The Cathedral City of Norwich is just over 20 miles to the North, providing a mainline train link to London Liverpool Street and an airport offering various national and international flights. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are just over 10 miles away.



TOTAL FLOOR AREA - 1205 sq ft. (111.9 sq m.) approx.
While 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 Metropack CIO24



Services

Oil fired central heating. Wood-burning stove.

Mains electric and water. Solar Panel System (producing £1746 income 2023/24)

Private Drainage.

EPC: TBA

Local Authority

East Suffolk Council

Tax Band: E

Postcode: NR34 8NB

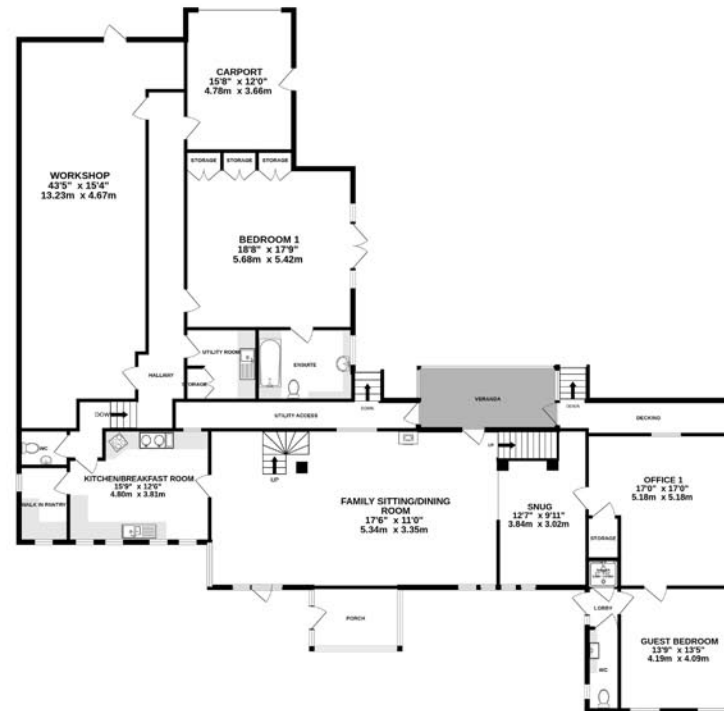
Agents Note

This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. Our vendor currently lets the three of the garage units which provide an income of £4000 per annum. The solar panels provide an excellent tariff with a 2023/24 income of £1746.

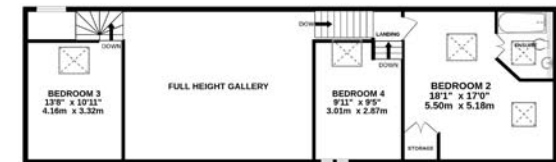
Tenure

Vacant possession of the freehold will be given on completion.

GROUND FLOOR
3266 sq.ft. (303.4 sq.m.) approx.



1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 4269 sq.ft. (396.6 sq.m.) approx.

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To arrange a viewing, please call 01986 888160

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Norwich City Centre 01603 859343
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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