



Market Farm Barn
Burston | Diss | Norfolk | IP22 5TR

A HOME WITH HEART



Tucked away on a quiet lane in the heart of Burston, this wonderful four-bedroom detached barn conversion offers 19th-century charm with comfortable living across 2,700 square feet. With a double garage, separate studio and glorious suntrap garden, there's room for family life, hobbies and a bit of well-earned peace. Country walks start at your doorstep, while the amenities and London rail links of Diss are just 10 minutes away. With a welcoming local pub and a highly regarded school nearby, this home is as practical as it is picturesque.



KEY FEATURES

- A wonderful four-bedroom detached barn conversion
- Down a quiet lane with no through traffic
- Large and social kitchen dining space
- Approximately 2,700 square feet of living space
- Separate, fully connected studio/gym/ home office
- A fantastic suntrap garden
- Double garage
- Ten minute drive to the London train links and amenities of Diss
- An excellent village with a good school, local pub and a Yoga/ massage Studio
- Immediate access to country walks

If your ideal day involves a morning coffee in the sun, a stroll straight from your doorstep and a roast dinner at the local pub, this Burston barn might just be the one. Set on a quiet lane at the edge of the village, it offers room to unwind, a separate studio for focused work, and a sunny garden that practically calls for a lounge and a good book. Surrounded by open fields with minimal passing traffic, it's wonderfully peaceful. As the owner explains, "When there was a cattle market in Diss, the farmer would drive the cattle down the lane to town" – sharing a charming glimpse into the area's agricultural past.

Step Inside

Originally an 18th-century barn, this characterful home has been well cared for and sympathetically updated in recent years. Its informal U-shaped layout connects the rooms in a natural flow and wraps around a central courtyard, which provides private parking and a lovely sense of arrival.

Step through the brick porch into a bright and spacious entrance hall - warm, open, and inviting. From here stairs lead to the first floor, while the rest of the ground floor flows easily from room to room. The living room is full of natural charm, with soft ochre walls and an inglenook fireplace with a woodburner that adds cosiness and character. This room opens into the dining area, a versatile space perfect for family dinners and relaxed entertaining. There are two further small rooms off the living room, one is currently set up as an office/study and the other as a library.

The kitchen is a spacious, well-considered space, with a central island ideal for everyday cooking and preparation. Bold blue units contrast beautifully with crisp white worktops, and integrated appliances, including a double oven, microwave, and induction hob, make the space as practical as it is stylish. Just off the kitchen, the utility room is the kind of practical space you didn't know you needed until you've had one. Perfect for hiding the laundry pile, housing the noisy appliances, or stashing boots after a countryside stomp, it keeps the main kitchen calm, clean and company-ready.





KEY FEATURES

Elsewhere on this level, you'll find a shower room - great for guests or for freshening up after a country walk, as well as a spacious double bedroom that's ideal for visitors, multi-generational living, or even a playroom. This versatile room can be whatever you need it to be!

The owner said that 'the flexibility the property offers is really appreciated. Spaces that can be tailored to your needs whether for entertaining, home working, arts and crafts or even to accomodate an elderly relative the property meets the moment.'

Exploring Upstairs

Upstairs, three bedrooms lead off the central landing. The principal bedroom comes with fitted wardrobes and an ensuite, complete with a corner shower. The two remaining bedrooms are bright and comfortable and share a well-appointed family bathroom with both a bathtub and a separate shower.

Step Outside

Just a few steps from the main house, the fully connected studio is a true multi-tasker. With its own WC, it's ideal for working from home, running a business, or finding a quiet spot for creative focus. There's even scope to create a self-contained annexe (subject to the necessary permissions). Bright, private and adaptable, it could just as easily serve as a home gym, art studio, therapy space or a stylish retreat for teens. Best of all, it offers the convenience of being on-site - without feeling caught in the middle of everyday life. Whether you're after focus, flexibility, or a bit of breathing room, this space delivers. There are two garages, each fitted with power, lighting, and up-and-over doors, offering excellent potential for storage, a workshop, or simply space for a bit of weekend tinkering.

Nature's Nook

As you step out from the rear of the property into the garden, a paved patio provides a natural place to pause, and with ample space for outdoor furniture, it's the perfect setting for a quiet morning coffee or a relaxing evening. The garden itself is a bit of a suntrap, with a generous stretch of lawn and pockets of seating dotted about, it's well designed for following the light throughout the day. Mature trees and shrubs line the boundaries, giving the space a sense of shelter and softness. It's the kind of garden that doesn't ask too much - just invites you to enjoy it.





















Office/Studio









INFORMATION



On The Doorstep...

The friendly village of Burston feels like a place where you can truly settle in—a welcoming community with a well-regarded school close by, and The Burston Crown just a short walk away for a pint or a Sunday roast. There is also a Yoga/Massage studio in the village Plus, there are plenty of scenic walks right from your doorstep.

How Far Is It To...

The market town of Diss is just a 10-minute drive away, offering shops, supermarkets, and a mainline rail station with direct trains to London (in around 90 minutes) and Norwich (in under 20 minutes). Norwich, a vibrant cathedral city, enchants with historic streets, independent shops, and thriving arts scene.

Excellent road connections via the A140 and A143 put Norwich (17 miles), Ipswich 20 miles and Bury St Edmunds (23 miles) within easy reach by car. Bury St Edmunds features medieval abbey ruins, a bustling market square and cosy cafés. Nearby, the Norfolk Broads and picturesque coastlines of Southwold and Aldeburgh make perfect day trips.

Directions:

From Diss head North east on the Burston Road to Burston. As you enter the village Market lane is on your right. Go down market lane and the property is on your left.

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...

What 3 Words Location /// webcams.stack.tags

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity, Water & Drainage

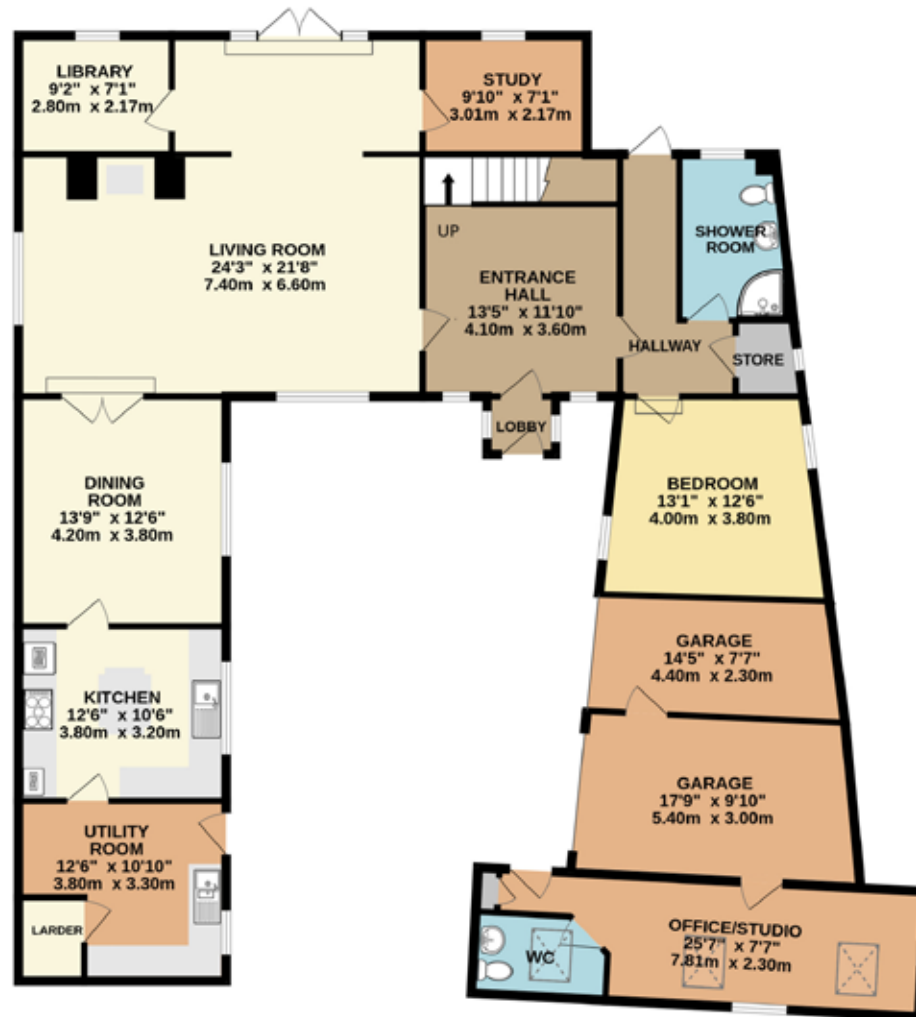
Broadband Available – Current provider B4RN current 900mbps, but Please check with your chosen provider - www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

South Norfolk District Council – Band F

Tenure: Freehold

GROUND FLOOR
1688 sq.ft. (156.8 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.7 sq.m.) approx.

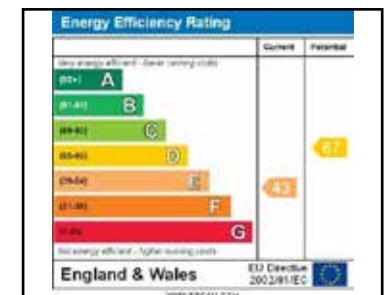


TOTAL FLOOR AREA (approx.)

Accommodation: 2460 sq.ft (228.5 sq.m) - Garages: 283 sq.ft (26.3 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.



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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