



Bullrush Barn
Russells Green | Wilby, Eye | Suffolk | IP21 5LX

VERSATILE EASY LIVING



If you are looking for a peaceful easy life then this is the barn for you – one level living with four bedrooms, in a mix of ancient and contemporary build and with stress free maintenance. Large enough for a family, multi-generational living or those who just love to entertain, the barn is surrounded by fields and offers opportunity for further extension, landscaping or garaging, all within easy reach of amenities and a commuter links – what else could you need?



KEY FEATURES

- A Beautifully Recently Extended Four-bedroom Barn Conversion.
- Wonderful Principal Bedroom Suite
- Fantastic, Vaulted Kitchen Diner
- Large Plot of Approximately 0.9 acres (stems)
- Possible Annexe Capability
- Single Storey Living
- Landscaped South Facing Garden.
- Double Garage
- Far Reaching Country Views
- Chain Free

This stunning barn offers so much more than meets the eye, with every modern convenience supplied, luxury lifestyle catered for and low maintenance features too. The water softener and hard floors make cleaning easy; the new principal bedroom has remote control black out blinds in the skylight, and even the super dressing room has non-permanent racking so could easily be a nursery or home office – this is a home where rooms can be repurposed as time goes by, and offers versatility in use to suit your needs.

Step Inside

Step in through the newly added porch with lots of space for muddy boots and coats, and beautiful warm wooden flooring which features throughout much of the barn. You step then into the original barn structure and to the kitchen dining room, a wonderful light space, with bursts of colour to add personality and a welcoming feel. Just off the kitchen is handy utility room, cloakroom, and hallway with exterior door. At the other end of the kitchen is the opening to the fabulous dual aspect, bright sitting room with bifolds to the courtyard. A door leads to an internal hallway and three bedrooms, one with bifolds to the rear of the plot, a nice private setting and with a contemporary ensuite. The stylish family bathroom has a fabulous deep tub, ideal for a long soak with a glass of wine after a country walk. Off this hallway is a gorgeous garden room with feature brick wall and bifolds to the south facing, sheltered courtyard. The garden room leads, open planned to the newly added family room, hosting kitchen, dining and relaxing zones. There is room here for breakfast at the island, a large dining table, and comfortable sofas to chill out on. The wall of bifolds create an automatic flow to the outside terrace. A cloakroom is found before entering the beautiful principal bedroom with ensuite and dressing room. The ensuite boasts an enormous shower, with his and hers sinks and underfloor heating and has the atmosphere of a country hotel. The attractive dressing room completes this beautiful barn with practical natural light for hair and makeup.

















KEY FEATURES

Opportunity

This versatile home provides opportunity for multi-generational living, with stylish one level accommodation. The barn is so adaptable and could easily be extended further, whether for additional cart lodge or workshop, or further living space. The rear of the barn is private and secluded and could easily take a hot tub or veggie beds for those who fancy a slice of the good life. The pretty courtyard at the front could perhaps be covered area with a pergola and wisteria or honeysuckle to feed the senses, or you could add permanent roofing to create another room. The huge family room with bifolds has a real holiday vibe and the terrace could easily take a pizza oven and the grounds would take a swimming pool too. The sunrises and sunsets are stunning here and there could perhaps be scope for a garden room at the far end of the grounds to take in the beautiful vista.

Step Outside

The house is found at the end of a winding driveway with double garage, with remote control roller door, set nicely to one side. The plot falls away to the right with an expanse of easy-care lawns, dotted with mature trees and tranquil field views all around. A pretty pond sits close to the house and provides a haven for multitude of visiting wildlife including deer, rabbits, and hawks. The gardens can be viewed from a variety of lovely spots around the house – a huge expanse of bifolds opens out from the newly added kitchen/family room to create a true inside outside feel, perfect for alfresco dining and entertaining a crowd, with room for barbecue, dining sets and sofas too. This terrace extends on one side to the new principal bedroom with doors opening out to views of the pond – cleverly private due to the positioning of the bifolds. The other side of the terrace curls into more sheltered private courtyard bordered on three sides by the barn with bifolds from both the garden room and the original barn sitting room, such a sociable space.

On The Doorstep

This fantastic barn is situated in the peaceful Suffolk village of Wilby, with Grade I Listed church, nursery school and primary school and a welcoming community with active village hall offering a wide variety of clubs and events. The pretty village has lots of walks to enjoy the Suffolk countryside and wildlife. Just two miles away is the larger village of Stradbroke, offering a range of individual shops, primary and secondary schools, a doctor's surgery, library, leisure facilities and pubs.





















INFORMATION



How Far Is It To

Diss is just eleven miles away, easily accessible for eateries and wider amenities, plus the train station with services between Norwich and London's Liverpool Street. For history lovers Framlingham is approximately seven miles away with stunning castle, a variety of shops, cafes and restaurants and the well-regarded Framlingham College and for beach lovers the Suffolk Heritage Coast is within easy reach too.

Directions

From Diss head south on the A140 and take the B1077 to Eye. Then take the B1117 through Stradbroke and take a right to Russell's Green. The property is on the 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 [///emulating.readjust.acre](https://emulating.readjust.acre)

Services, District Council and Tenure

Oil Fired Central Heating

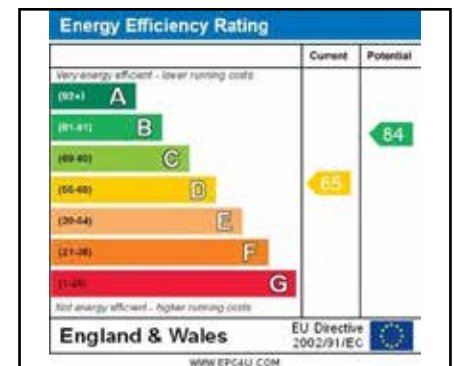
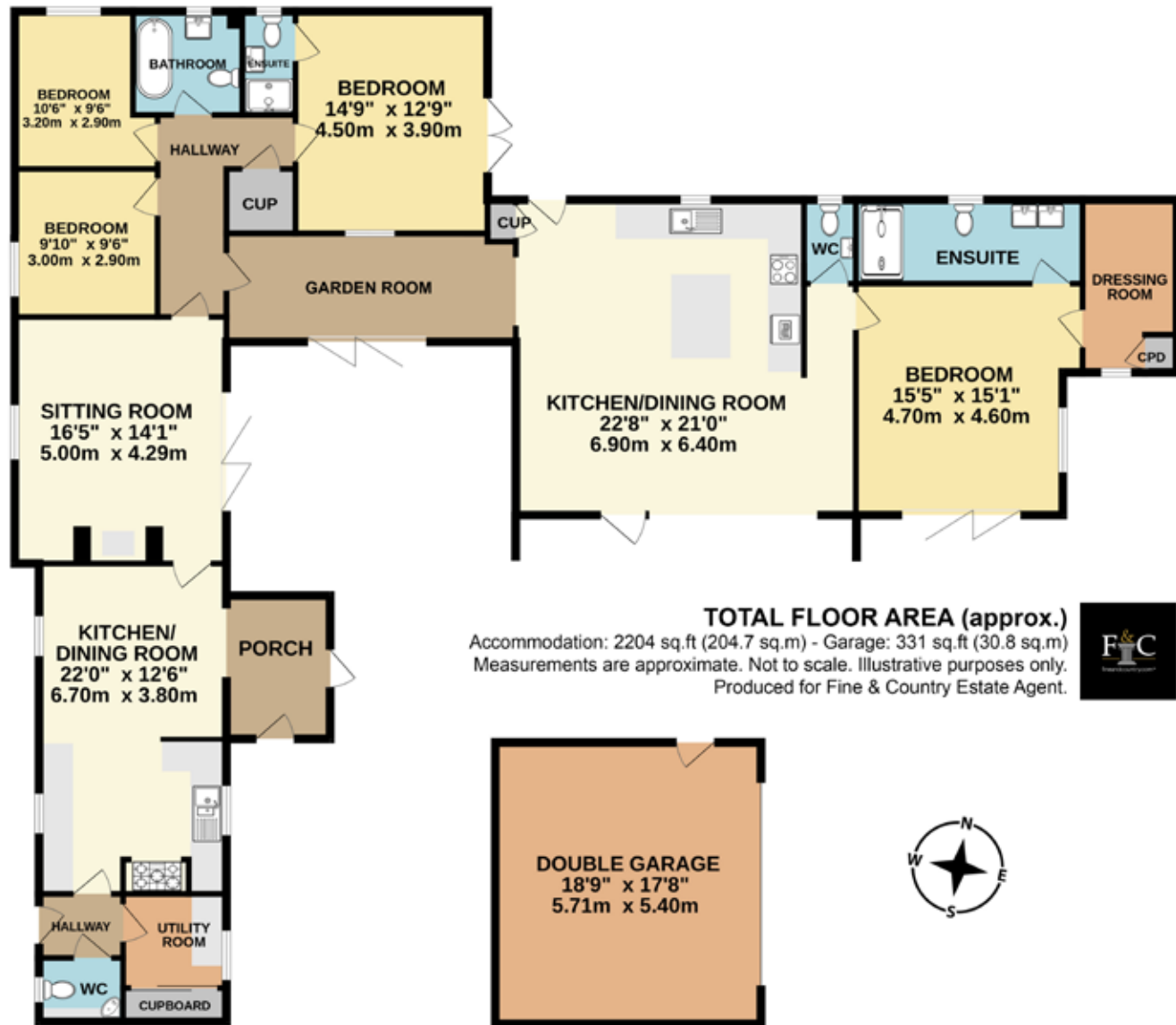
Mains Electricity & Water

Drainage – Domestic Treatment Plant

Broadband Available – Fibre to the Property. Please check www.openreach.com/fibre-checker

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

Mid Suffolk District Council – Band B – Freehold



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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