



Westside Barn
Yarmouth Road | Kirby Cane | Norfolk | NR35 2HJ

FINE & COUNTRY

SUNSETS GALORE



"This is a spectacular contemporary barn conversion in a glorious rural setting, one of just six properties surrounded by open countryside, where you'll see the most amazing sunsets. Five minutes from town, walking distance from the pub, you have all the advantages of rural life here without the isolation. You also have a magnificent 'grand designs' style home that's well set for the future, sitting in around a third of an acre of lovingly landscaped gardens."



KEY FEATURES

- A Stunning and Contemporary Semi-Detached Barn Conversion, located in the Charming Village of Kirby Cane
- In Total, Four Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom Suite occupies the First Floor with an En-Suite and a Dressing Room
- Versatile Living with Ground Floor Bedrooms & Family Bathroom
- Open Plan Kitchen/Living/Dining Area with Triple Glazed Doors Open to the Terrace and Garden
- Separate Utility Room and Ground Floor WC
- Sitting in a Plot of approx. 0.3 of an acre of Beautiful and Well Stocked Gardens with Field Views Beyond
- Double Garage and Driveway providing Plenty of Parking
- The Accommodation extends to 2,132sq.ft which includes the Attic Space on the Floorplan
- Energy Rating: C

This modern home has enormous appeal, from the secluded and peaceful setting to the convenience of the location, from the soaring ceiling of the open plan areas to the spectacular views to the south and west. It's only a few years old and over this time has been further upgraded by the owners, so you have what is effectively a new home in immaculate condition with no work to do, ready and waiting.

Perfectly Placed

There are just six properties here, set down a long private drive and nestled in open farmland well away from the road – you have two farmhouses and four barns, of which this is one. The owners came across the property when moving into the area for work. They had searched right across East Anglia, looking for that special something, and as soon as they saw this, they knew they had found it. Having lived in cities for many years, they were attracted to the peaceful setting but also liked the security of having neighbours around. They have enjoyed the easy access to the nearby towns and villages, including Beccles and Bungay, proximity to Norwich, and to the nearby Norfolk Broads and Suffolk coast, as well as excellent road and rail links. You can be in London in just two hours.





KEY FEATURES

Easy, Efficient And Attractive

The barn was converted in 2020 and the owners came here a year later. They in turn have made a number of upgrades and improvements. There's an air source heat pump with underfloor heating to the ground and first floors. The owners have never needed to use this to heat the first floor as the barn is extremely efficient and holds warmth well. When it's hot, the skylight upstairs creates a refreshing air flow and keeps things nice and cool, with sensors closing it automatically when it rains. You have triple glazing too and it's all been incredibly well thought through to make this a very comfortable place to live throughout the seasons. The owners' bills have halved since coming here, which is all the more impressive when you consider how energy prices have risen! The kitchen was refitted just a year ago and is a lovely sociable space, flowing into the dining room which is open to the sitting room. The master suite and living space face south and/or west, so receive abundant light and frame the eye-catching sunsets you'll see. The owners have said the sunsets here are the best they've ever enjoyed.

Room To Relax

When the owners first came here, the garden was little more than a farmer's field. Hard work, determination and time have transformed it into the beautiful place you see today. The owners have taken advice from a neighbouring horticulturalist and have planted 29 trees and over 3,000 plants, with a Mediterranean focus. It's lovely out here and it's no wonder the owners spend as much time as they can relaxing in the garden. There's plenty of wildlife across the area and a real sense of serenity. You can feel yourself unwind, whether dining on the terrace, sitting in the shade of the willow (the only tree within the garden when the owners moved in), or simply enjoying the outlook.

























INFORMATION



On The Doorstep

Kirby Cane is a pretty village scattered with period homes and a historic church. The barn is just a 15-minute walk from the local shop or Geldeston Wherry Inn on the river, great for canoeing and paddling boarding. The market towns of Beccles and Bungay are both around 4 miles away, offering a broader range of shops, services, and eateries, including Earsham Street Café. You will also find a fishmongers, greengrocer and artisan butchers, bakers and deli. Outney Common in Bungay is a popular place for walking and wildlife watching, whilst a round of golf can be enjoyed at Bungay and Waveney Valley Golf Club.

How Far Is It To?

Buses run from Beccles to the cathedral city of Norwich taking around 20 minutes and for commuters to London, mainline rail services to London Liverpool Street run from nearby Diss with journey times from around 90 minutes. The Suffolk Heritage Coast, including the ever-popular seaside towns of Southwold and Aldeburgh, is approximately 18 miles to the east.

Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich, at the McDonalds roundabout, go straight over onto the A143 and continue on this road. Take a left hand turn onto Church Road and then the next left again onto Old Yarmouth Road. Follow this road until you reach a driveway on the right hand side signposted Westside Barn. Turn right and the property will be found at the end of the drive on the left hand side.

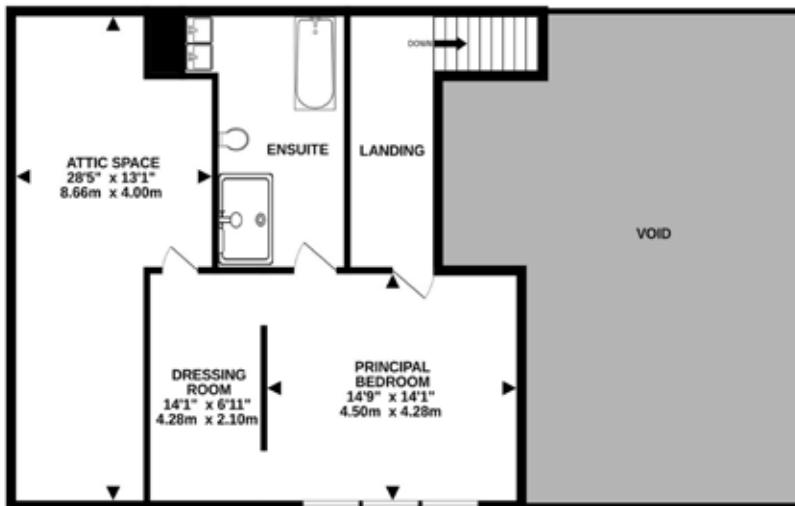
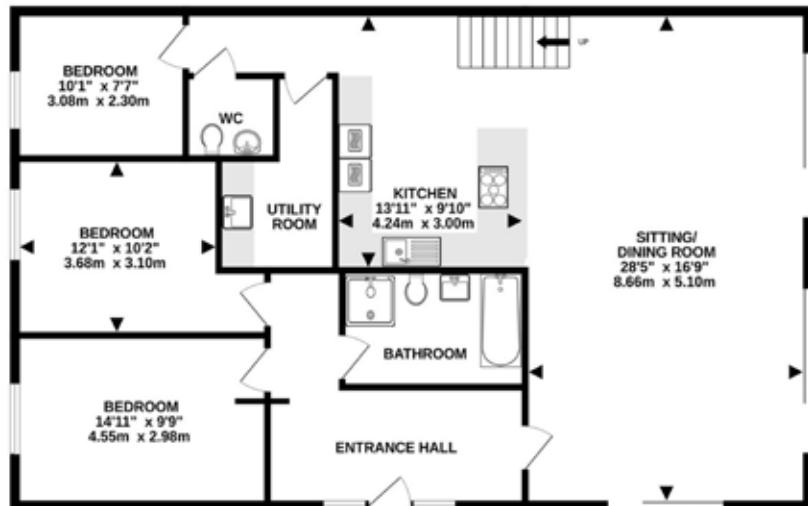
What Three Words Location

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... [ambushes.darker.fashion](#)

Services, District Council and Tenure

Air Source Heating, Underfloor Heating, Mains Water
Private Drainage via Water Treatment Plant
ADSL Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
South Norfolk District Council - Council Tax Band D
Freehold





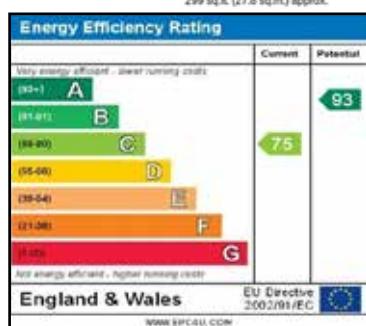
FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2132 sq.ft. (198.2 sq.m.)
TOTAL FLOOR AREA : 2432 sq.ft. (225.9 sq.m.) approx.

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

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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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