



Pound Lane Barn
Pound Lane | Toft Monks | Norfolk | NR34 0EX

FINE & COUNTRY

COUNTRYSIDE AND LIGHT



"A wonderful bright and welcoming period barn conversion that's been recently updated, offering sociable spaces where you can gather friends and family. Set in beautifully landscaped gardens, and a sublime setting with open countryside on the doorstep. You have the Broads and the coast within easy reach and you're just 20 minutes from Norwich, but here at the barn you feel away from it all."



KEY FEATURES

- A Beautiful Detached, 300 Year Old Barn situated on the Outskirts of the Village of Toft Monks
- Extensively Renovated and Upgraded by the Current Vendors
- Four Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom Suite occupies the First Floor with an En-Suite and Walk-In Wardrobe
- Kitchen/Breakfast Room, Separate Utility & Ground Floor WC
- Two Reception Rooms
- Flexible Living Accommodation with Lots of Character Features and Plenty of Storage found Throughout
- Fully Landscaped Gardens with Parking for Numerous Vehicles
- Set in a Quiet Location with Field Views and Within a Short Drive of Beccles Town Centre & Amenities
- The Accommodation extends to 2,799sq.ft
- Energy Rating: C

With an east-west orientation that maximises the light, fabulous proportions and high ceilings, plus an open, effortless flow, this is no gloomy barn but a glorious blend of character and contemporary that makes the most of the idyllic setting, creating a home that stands out from the crowd.

Impressive At Every Turn

This attractive and impressive home was built in 1740 and began life as a turnip barn, where the vegetables would be stored throughout winter. In more recent times it's also been used as a stable and was later converted into a fabulous home in 2010. The current owners were drawn here by the location on the outskirts of Toft Monks, convenient for Norwich, first-class schools, the Broads and the coast, and by the beautiful proportions of the barn, with large windows and high ceilings. They have carried out a programme of improvements, including a new kitchen and bathrooms, fitting solid oak flooring in parts and tiled flooring with underfloor heating throughout the rest, adding solid oak doors, installing a new staircase and more besides. There are extras too, such as built-in Sonos speakers found in the sitting room, kitchen and library/cinema room and a bedroom along with Rako smart lighting, so the more time you spend here, the more you appreciate the owners' attention to detail. There's even a hand-painted piece of glass in one of the showers that was originally commissioned for the Chelsea Flower Show in 2018 and was subsequently purchased by the owners specifically for the barn – a true one-off with no expense spared.





KEY FEATURES

Easy Living

Many of the principal rooms are dual aspect, with light pouring in throughout the day. The sitting room is a particular highlight, with the lovely arched windows framing views down the garden. At the other end of the property is a library/cinema room which is a great cosy space in winter and perfect for family evenings with an integrated sound system, projector and cinema screen. Both of these rooms are also a really good size, so the property lends itself to entertaining. The kitchen breakfast room sits in the heart of the home and benefits from top of the range integrated appliances by Neff which include three ovens, a dishwasher, coffee machine and a fridge and a freezer along with an AEG ceramic hob. Both this and the sitting room are open to the hallway, so you have a lovely flow to the accommodation. There are four bedrooms, three on the ground floor with a principal suite above. The suite has a walk-in wardrobe and beautiful shower room and offers a great deal of privacy for parents whilst their children have the ground floor rooms. It also means that if you're not mobile, you can live on the ground floor, perhaps keeping the first floor for guests. One of the ground floor bedrooms benefits from an en-suite and dressing room, with the other two bedrooms sharing a shower room, so there's plenty of choice with the layout. You'll also notice the house is incredibly practical and easy to live in with all the carefully considered storage, a large utility and three attics.

Embracing The Outdoors

When the owners first came here, the garden was little more than rubble and grass. With plenty of time and care, they have created beautiful surroundings where they spend all the time they can when the weather allows! With three patios and a summerhouse, entertaining out here is a joy with a built in pizza oven and a BBQ. You can open the stable door on the east side of the barn and sit out with your morning coffee, later watching the sun set over the west from your private rear garden. The plot offers views across to the 11th century village church and out across the open countryside surroundings. There's abundant wildlife to spot – the owners have even seen beavers, badgers, owls and much more. It's an excellent area if you like walking. You can explore the network of paths dotted around, head to the well-stocked farm shop or stroll to the pub for a drink. One of the owners' favourite things about life here is the strong sense of community amongst residents. You have a surprising number of groups and events happening in the village and people are incredibly welcoming. You're also less than ten minutes from the pretty town of Beccles where you'll find all the amenities you could need, along with access to the river and to the town's lido. The coast





























INFORMATION



On The Doorstep

The small community of Toft Monks can be found only a short distance to the sought after market town of Beccles which offers an extensive range of amenities including leisure, cultural and shopping facilities as well as a main line rail link to London.

How Far Is It To?

Norwich lies approximately 18 miles North West of Toft Monks and offers a wide range of facilities as well as a main line rail link to London Liverpool Street and international airport. The attractive market town of Beccles is 6 miles South with its large variety of shops and addition train links. Loddon is just over 4 miles away and the Suffolk coastal area of Southwold can be reached within approx. half an hour.

Directions - Please Scan QR Code Below

When leaving Beccles head towards Norwich on the A146, when you reach the roundabout take the 3rd exit onto the A143 towards Haddiscoe. Continue along this road until you reach The Lion Public House in Toft Monks and take a left hand turn on to Mardle Road. At the end of the road, turn right onto Burnthouse Lane and continue along this lane. Turn Left at the bottom of the lane and follow the road for a few minutes, you will then see the property on the right 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... [smiles.curly.learns](https://www.what3words.com/smiles.curly.learns)

Services, District Council and Tenure

Oil Fired Central Heating – Underfloor Heating and Radiators, Mains Water Private Drainage via Shared Treatment Plant

Broadband Available - please see www.openreach.com/fibre-checker

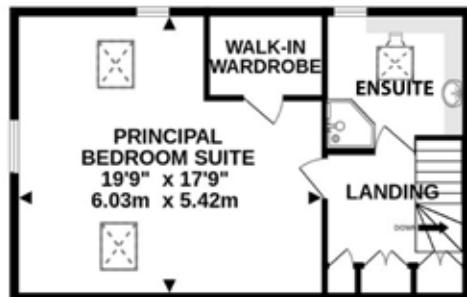
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

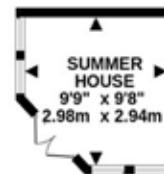
South Norfolk Council, Council Tax Band F

Freehold

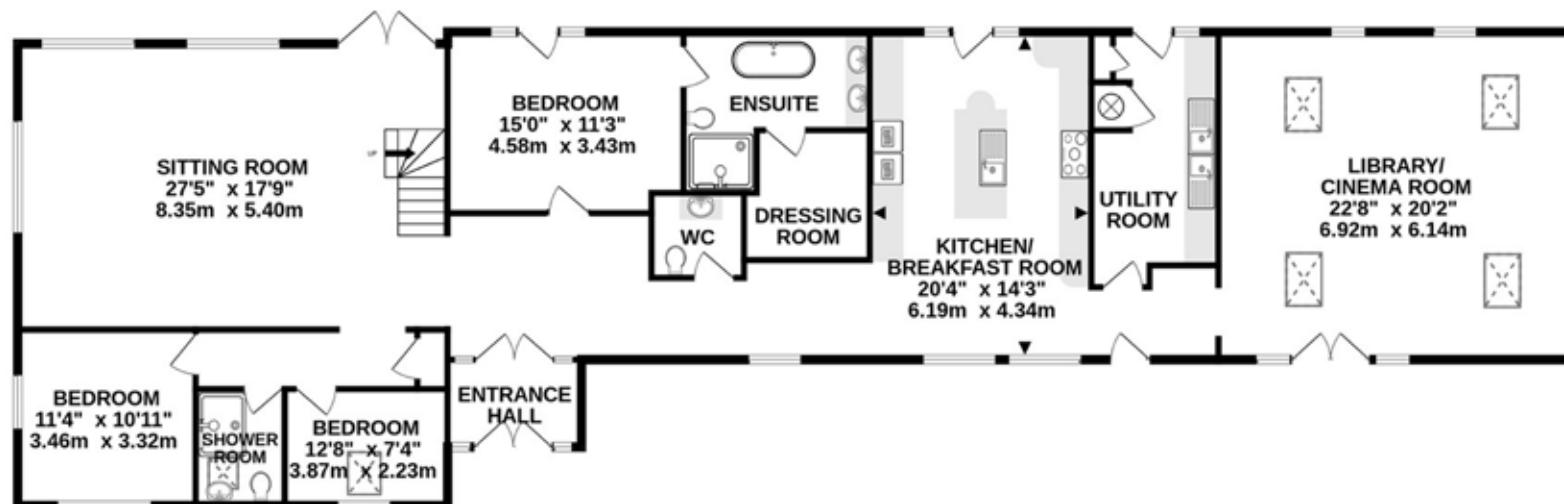




1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



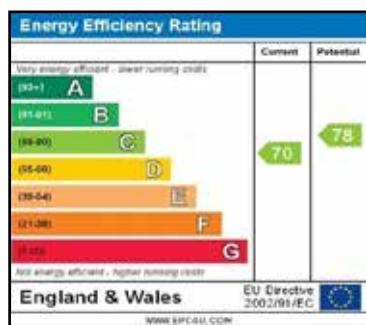
SUMMER HOUSE
85 sq.ft. (7.9 sq.m.) approx.



GROUND FLOOR
2288 sq.ft. (212.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING SUMMER HOUSE) : 2799 sq.ft. (260.1 sq.m.) approx.
TOTAL FLOOR AREA : 2884 sq.ft. (268.0 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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