



The Barn
Becks Green Lane | Ilketshall St. Andrew | Suffolk | NR34 8NB

MIGHTY OAKS



“Set on the edge of a large common, open farmland beyond, this beautiful timber framed barn has been converted into a fabulous family home by the current owners. With enormous sociable spaces, cosy more intimate areas, a sunny and secluded garden, plus several large outbuildings offering income or conversion potential, it’s a brilliant all-rounder and sure to have broad appeal.”



KEY FEATURES

- A Gorgeous Barn Conversion offering Versatile Living Accommodation/Annexe Potential
- Located in a Rural Setting within Easy Reach of Beccles, Bungay & Halesworth
- Benefitting from being within Fabulous Common Land, which is Protected from Development
- Four/Five Bedrooms; Master with En-Suite and Direct Access to the Garden
- Large Open Plan Living Room with a Beautiful Vaulted Ceiling
- Covered Veranda overlooking the Well Stocked, Mature and Pretty Garden
- Extensive Off Road Parking & Car Port
- Large 40ft Workshop with Potential for Further Development (Subject to Planning)
- Further Garaging (Currently being Let and generating a Healthy Income)
- Solar Panels create a very Economical Barn to Run
- The Accommodation extends to 4,028sq.ft
- Energy Rating: E

From tiny acorns, mighty oaks grow – and this character barn conversion allows the oak frame to take centre stage, with attractive and tactile timbers throughout. A versatile home that's brilliant for family gatherings, it's certainly sizeable but surprisingly economical to run, thanks to the solar panels. It's also in a lovely location, adjoining the Common and just a few miles from three thriving small towns, the Broads and the beach.

For The First Time

The barn dates back to the middle 1700s and would originally have belonged to the neighbouring farmhouse. The current owners converted it around 30 years ago and have called it home ever since, so this is the first time it's ever been on the open market. Creating their ideal home, they spared no expense and the barn has been cleverly designed and lovingly finished to allow its character to shine through, whilst also offering a home that's as practical as it is attractive. For example, solar panels offer an excellent feed-in tariff and make the spacious home much more economical to run, while the bespoke built-in storage found throughout the barn has been beautifully finished and is of a high quality, crafted to stand the test of time.





KEY FEATURES

Space And Flexibility

The highlight of the barn is undoubtedly the full height open plan living area, with its soaring ceiling and exposed beams and trusses. The wood is beautiful. This is a lovely space for entertaining and the owners often host friends and extended family here. On winter nights, the fire gives out a gorgeous glow and welcomes you closer, while in summer the sunlight pours in. There's plenty of space here for both seating and dining and you can host a crowd in comfort. The owners have their dining table under the mezzanine at one end and a cosy snug at the other end, as well as the double-height central area. You'll find the farmhouse kitchen beyond the dining area, complete with Stanley range and walk-in pantry. The range is a joy on cold mornings, when you come down to a warm and inviting kitchen! It's also great when you're cooking for a crowd or if you're a keen baker. The master suite is lovely – with French doors to the south leading onto the garden, plus a wall of built-in storage and a large en-suite bathroom. At the far end of the barn is a generously proportioned office and a bedroom suite. These could form an annexe with its own access or be used as guest accommodation. Upstairs there are two mezzanine bedrooms, currently used when the owners' family come to visit, as well as a third en-suite room. Having bedrooms over both floors offers flexibility and also options for study or home office areas as required, or perhaps a craft room or separate sitting room for teens.

Further Potential

The barn benefits from a number of useful additions, including a large workshop attached to the main house that could be incorporated into the home, converted into an annexe, a games room, a hobby space, or used for running a business, subject to the relevant permissions. There's also a detached garage block which is currently rented out and provides a healthy income. The barn adjoins protected common land, offering plenty of space for dog walking or for children to play, and there is also a private garden which the owners have lovingly tended over the years. The veranda, reached from the barn itself, is the perfect sheltered place to sit out of the wind and rain when it's cool, or to enjoy a shady spot on hot days. In fact, it's a favourite of the owners and their adult children. It feels wonderfully green and secluded around the barn, but you don't have to go far when you need to pop to the shops or take the kids to school. You're well placed between Beccles, Bungay and Halesworth, close to the coast and within easy reach of the Broads.





























INFORMATION



On The Doorstep

Ilketshall St Andrew is a small rural village situated between Halesworth, Beccles and Bungay, all of which offering independent shops and local amenities. Beccles & Halesworth also benefit from a rail link to London Liverpool Street. Beccles, Bungay & Halesworth are busy towns with many shops, restaurants, schools, pubs and supermarkets. Nearby Southwold is a charming north Suffolk unspoilt seaside town on the Suffolk heritage coast with its working lighthouse, beech huts, pier, busy harbour, cliff top canon and of course the beach. Southwold is a quintessentially English resort town.

How Far Is It To?

Ilketshall St Andrew lies around 3 miles southwest of the town of Beccles and around 2 miles south east of Bungay. With the larger market town of Halesworth being approximately 6 miles to the south. The Waveney valley town of Bungay offers a good selection of facilities and amenities including a public swimming pool, schools, dentists and doctors. The Broads National Park can be accessed a Beccles with over three hundred kilometres of open water with Southwold on the beautiful Suffolk Heritage Coast about 13 miles away.

Directions - Please Scan QR Code Below

From Beccles take the A145 London Road towards Halesworth and when you reach Cromwell Road, turn right. At the junction, go straight across onto School Road and continue along this road for approx. 1.8 miles and then turn left on to Becks Green Lane. After approx. 1.3 miles the property will be found on the left hand side.

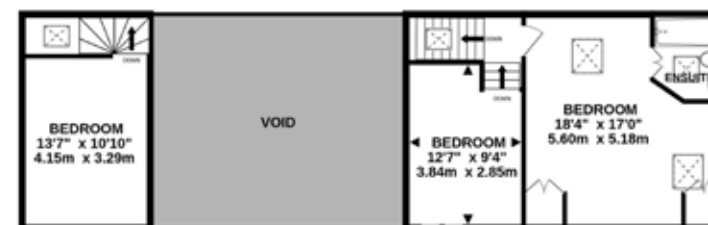
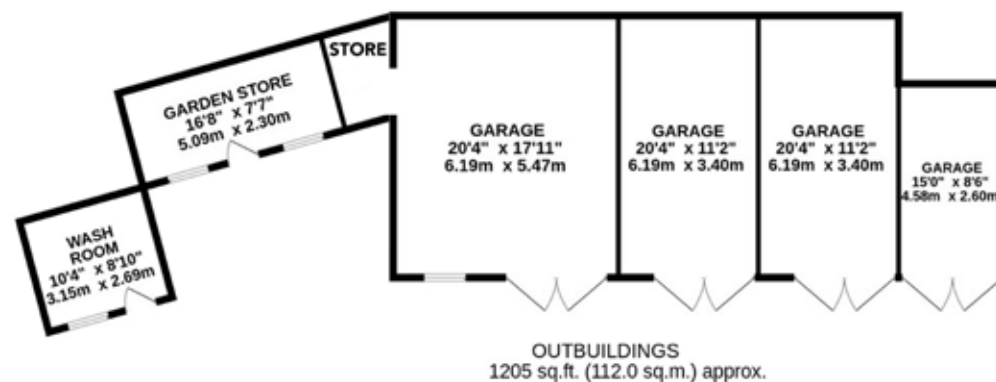
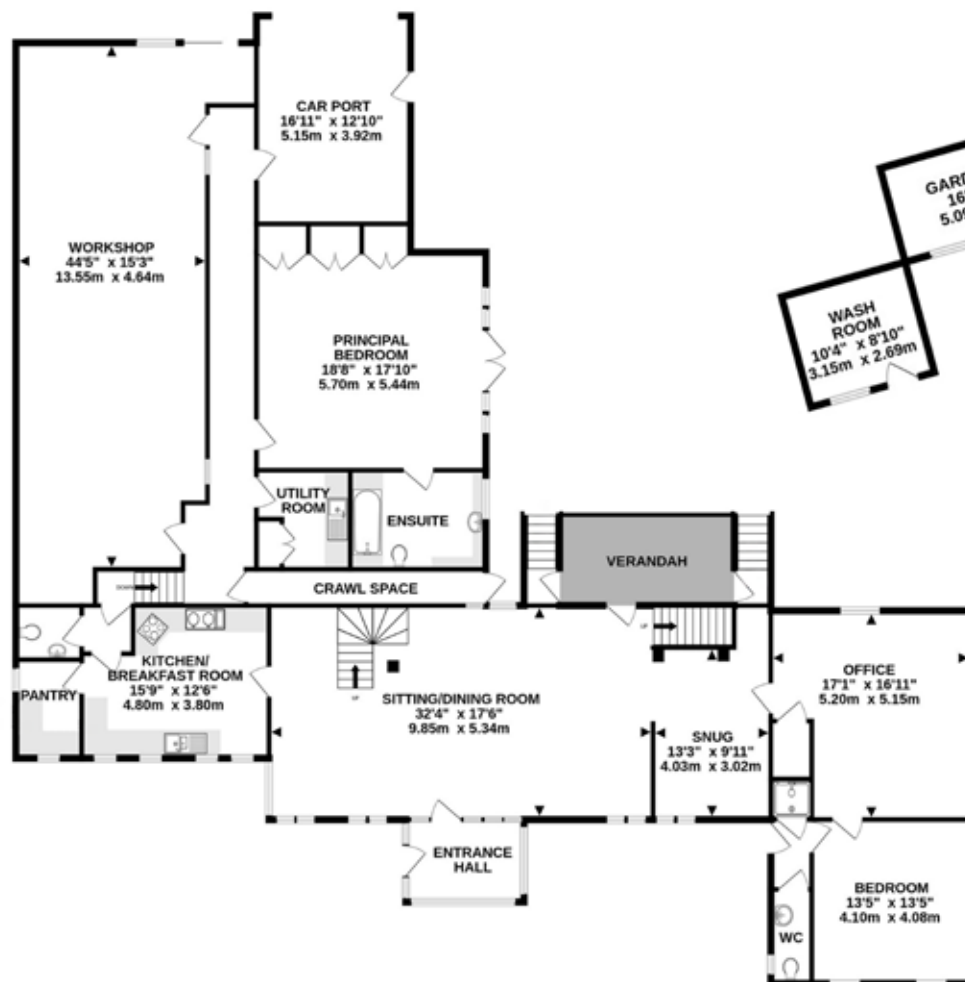
What Three Words Location

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... [delved.bleaker.jeep](#)

Services, District Council and Tenure

Oil Central Heating ; Wood Burner; Private Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council Band E
Freehold

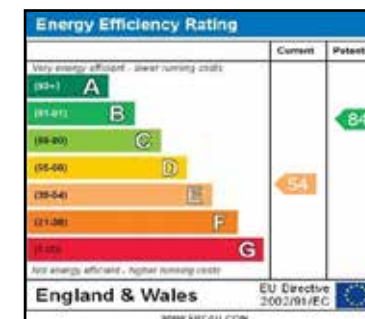




FLOOR AREA (EXCLUDING OUTBUILDINGS) : 4028 sq.ft. (374.3 sq.m.) approx.
TOTAL FLOOR AREA : 5234 sq.ft. (486.2 sq.m.) approx.

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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