



Whistlecraft
Rectory Road, | Brome, Eye | Suffolk | IP23 8AH

FINE & COUNTRY

A METICULOUS COUNTRY CONVERSION



Set within the peaceful countryside of Mid Suffolk, this six-bedroom, six-bathroom home is highly insulated, eco-efficient, and beautifully finished throughout. Air-source underfloor heating, polished concrete floors, bespoke handmade staircases, full alarm and CCTV, and professionally landscaped gardens elevate the property firmly into luxury territory and all in easy reach of road and rail links.



KEY FEATURES

- An exceptional barn conversion.
- Six bedrooms all with ensuites
- Wonderful open plan living room with duel sided wood burner
- Presented beautifully throughout with Bathrooms on Both Floors
- Large and social kitchen diner
- Exceptional character features throughout
- Parking for multiple vehicles with a garage
- Air source underfloor heating throughout
- A short ten-minute drive from the train links and amenities of Diss.
- Chain Free

As well as being a perfect family home, this barn offers flexible extra guest/leisure spaces with the future opportunity for permanent annexe living, subject to planning. This is all set in a beautifully preserved mid-16th century barn named after two brothers who spent over a century between them driving produce round the estate! The modern chic floors and ceilings juxtapose elegantly with authentic touches such as quirky room shapes, exposed brick chimneys, and rustic wood fittings – and walls rendered using the 6000-year-old wattle and daub method – just incredible.

Step Inside

As soon as you enter, the natural light envelopes you here, with the wide entrance hall gorgeous full height window bathing the home in light - as the sun moves through the day the different areas take on a changing atmosphere - quite magical. Stepping into the dramatic vaulted main atrium family area which includes the living room, dining room, and kitchen, you get the full sense of the history of the barn, with exposed ancient timbers and polished concrete floors running throughout the ground floor. A cleverly designed modern dual-sided wood-burning stove partition, helps anchor the versatile zones – separating the kitchen and dining room from relaxation areas. The uber modern kitchen/dining room blends so well with the ancient beams and has space for a 12-seater table – making get togethers and family suppers a joy, with elbow room for all. The huge living area has two sets of bifolds – one leading to a secluded east facing courtyard to escape to for an early morning cuppa, and the other to the terrace for outside dining and afternoon teas – these doors make a wonderful connection between inside and out and offer the beauty of fresh air flow during a hot summer whilst bringing light and heat from winter sun too. The open plan living room leads to a smaller, cosy sitting room offering space for teens to hide away, or for a "no tv" room to just revel in the peaceful surroundings. With two extra reception rooms which would make the perfect office or playroom plus a pantry (every chef's dream!) and a practical utility room too, a must for the muddy boots and paws of country living, the architects really did consider every need here.





KEY FEATURES

A Suffolk Story Written in Timber and Light

This outstanding detached barn conversion offers a rare blend of historic architecture and contemporary luxury. Originally a 16th-century timber barn, the property was fully rebuilt and restored in 2020, with only the original wooden frame retained. Every other element—roof, windows, doors, electrics, plumbing, bathrooms, kitchen, heating system, landscaping—is entirely new, delivering the comfort and efficiency of a modern build within a superb period structure. From ancient timbers to spaces swathed in natural light this home has a wonderful atmosphere, spaces renewed and restored, adapted for contemporary living. The property also benefits from fibre-to-premises internet, a water treatment plant and planning permission for a double garage making it future proofed and stress free to run and is offered chain free making a move so much easier.

Sleep Well

Bedtime bliss is guaranteed here with six bedrooms, each with own ensuite and beautifully positioned, separated, and private. The two ground floor bedrooms are thoughtfully set on a separate wing away from the social areas of this home and offer flexibility of use, whether working from home office space, an annex style set up for multigenerational living with bedroom and lounge, and perhaps converting an ensuite to kitchenette, or space for teens longing for independence, as well as those with accessibility needs. On the first floor, two separate staircases afford privacy for all. The staircase from the kitchen leads to two bedrooms separated by their ensuite's whilst the stairs from the living room take you across the atrium with a great view of the ground floor space, either to the wonderfully spacious principal bedroom with own dressing room and ensuite with his and her basins, which has the feel of a luxury boutique hotel, or to a further bedroom and ensuite. There is no queuing needed in the mornings in this home, whether used by a large family or to welcome guests everyone will have their own facilities.

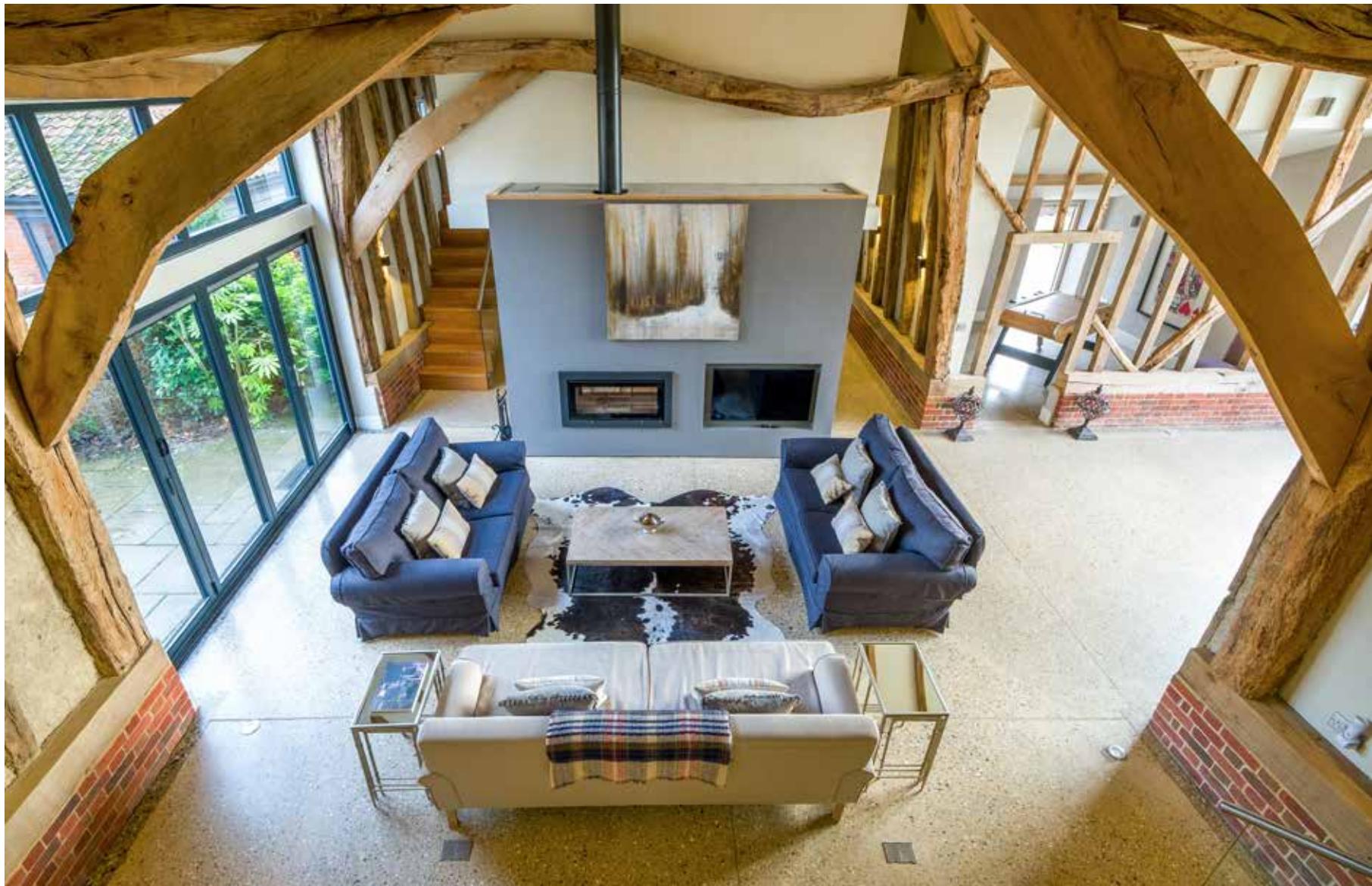
Step Outside

Approached via a shingle drive with ample parking for family and friends the home offers a warm welcome outside too. Bifolds from the living space lead to an expansive terrace, ideal for al fresco dining and entertaining where many a fun barbecue and afternoon tea and gossip has been enjoyed. Surrounded by mature shrubs and grasses, the terrace which mirrors the shape of the building with clever imagery, offers a relaxing setting overlooking the southwest facing grounds. The private lawns enclosed by Beech hedging create a safe space for children and animals and a peaceful retreat and a G & T whilst watching the children play in a country home setting is an idyllic thought! For those green fingered enthusiasts there is scope for growing your own veggies and space for planting.

























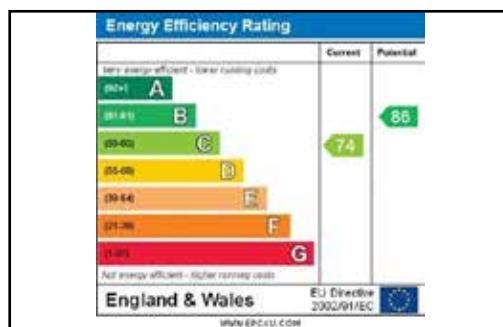








INFORMATION



On The Doorstep

A network of idyllic footpaths allows you to walk directly into Eye or take a short stroll to the renowned Oaksmere hotel. Excellent schools nearby include the well-regarded Hartismere School in Diss and Framlingham College and historic Eye is just 2 miles away with a Norman castle, 14th Century fine church and a superb variety of amenities, including independent shops, cafés, restaurants, a popular weekly country market, an arts centre plus practical services including a GP surgery, pharmacy, and dental practice along with supermarkets.

How Far Is It To....

The bustling market town of Diss, 4.5 miles away provides three supermarkets, independent shops, and cafés along with a railway Station with direct trains to London Liverpool Street. Framlingham town offers further amenities with its impressive castle for culture vultures and Bury St Edmunds is within easy reach for retail shopping, independent shops, cafés, delicatessens, restaurants, public houses, and a thriving hotel. For days out the Suffolk heritage coast is just 50 minutes away along with Jimmy's Farm.

Directions: From Diss head south on the A140 and take a left on to the B1077 and then the first left on to Rectory Road. Turn right onto Nicks Lane and 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 //miracle.grazes.fussy

Services, District Council and Tenure

Air Source Heat Pump Central Heating

Mains Electricity & Water

Drainage - Private Treatment Plant

Broadband Available - Please check www.openreach.com/fibre-checker.

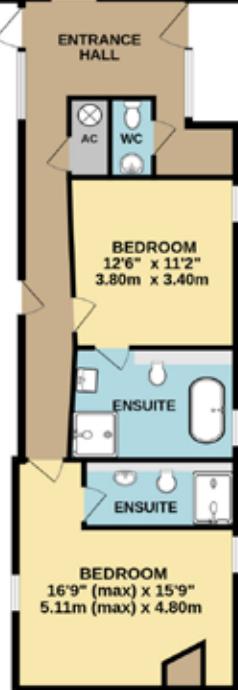
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Local Authority: Mid Suffolk District Council

Tenure: Freehold



GROUND FLOOR
2408 sq.ft. (223.7 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 4275 sq.ft (379.2 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.



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

**THE FINE & COUNTRY
FOUNDATION**

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

