



Garlands
Brome | Eye | Suffolk | IP23 8AH

FINE & COUNTRY

A THOUGHTFUL & AUTHENTIC CONVERSION



Exquisite detached three-bedroom single-storey barn conversion, completed in 2010 and crafted to celebrate its agricultural past while delivering the comfort and sophistication of modern living.

Set within a peaceful hamlet just moments from Eye and within easy reach of Diss station, this home offers the best of countryside tranquillity and commuter convenience.



KEY FEATURES

- A wonderful single-story, three double-bedroom detached barn conversion
- Principal bedroom with ensuite
- A large and social kitchen-dining area
- Presented beautifully
- Parking for multiple vehicles
- Underfloor heating throughout
- Immediate access to the surrounding countryside
- An abundance of character features
- A short drive from the train links and amenities of Diss
- No onward chain

The single-storey layout offers flowing, open spaces that take advantage of the barn's natural proportions. High ceilings, exposed structural elements, quality materials, and gentle natural light combine to create a serene and impressive interior environment. Thus home is futureproofed, welcoming and comes ready to go with vacant possession.

Step Inside

Step inside and find a place to unwind, inspired by the past. A standout feature of the home is the exceptional interior craftsmanship. All kitchen units, wardrobes, and fitted cabinetry were custom-designed and hand-built by Brian Turner, a renowned local craftsman celebrated for his quality and attention to detail. These bespoke features bring warmth, individuality, and artisan character to every room—true hallmarks of a luxury barn conversion. The spacious porch with elbow room for taking off boots and managing soggy dogs, leads sensibly to a practical utility room for drying off and laundry, and a cloakroom just next door. To the left is the stunning kitchen/breakfast room with a unique, beautifully crafted bespoke seating area and table, right by the patio doors to the terrace, making a seamless flow to outside. This is a much-loved spot for breakfast with the morning sun easing you into the day ahead. Open planned with the kitchen is the vast living room, with vaulted ceiling, feature exposed brick wall and plenty of flexibility of layout and opportunity to zone into sections or keep as one large living room. The space is flooded with light from floor to ceiling windows and another set of French doors to the terrace. Imagine parties here with doors flung open and everyone choosing their spot to sit and cosy nights in with room for the whole family to kick back and relax.





KEY FEATURES

Modern, Eco-Focused Comfort

Originally an agricultural barn, the building was transformed with deep respect for its original timber structure. The result is a beautifully balanced fusion of heritage and contemporary design. Constructed using originally treated timber, brick, and block, preserving authentic character, the full conversion completed in 2010 with a new porch added in 2017, enhancing the architectural silhouette. All heating was installed at conversion with a complete upgrade in 2023, including a new air source heat pump. The entire property benefits from underfloor heating for consistent comfort and this meticulous approach to renovation ensures longevity, energy efficiency, and enduring style. Solar panels complete this thoughtful eco building.

Bedtime Stories

The versatile flow of the barn is unique – off the main hallway is a bedroom which also connects to the rear hallway, so this could make a fabulous playroom or home office as it has its own external door for business visits. The other two bedrooms are both off the rear hallway, set nicely away from the social areas for a good night's sleep, and have their own ensuite bathrooms, and built in wardrobes, making a move here very simple. All the bedrooms have the heritage of the building in mind with vaulted ceilings and beautiful beams, craftsmanship telling the story.

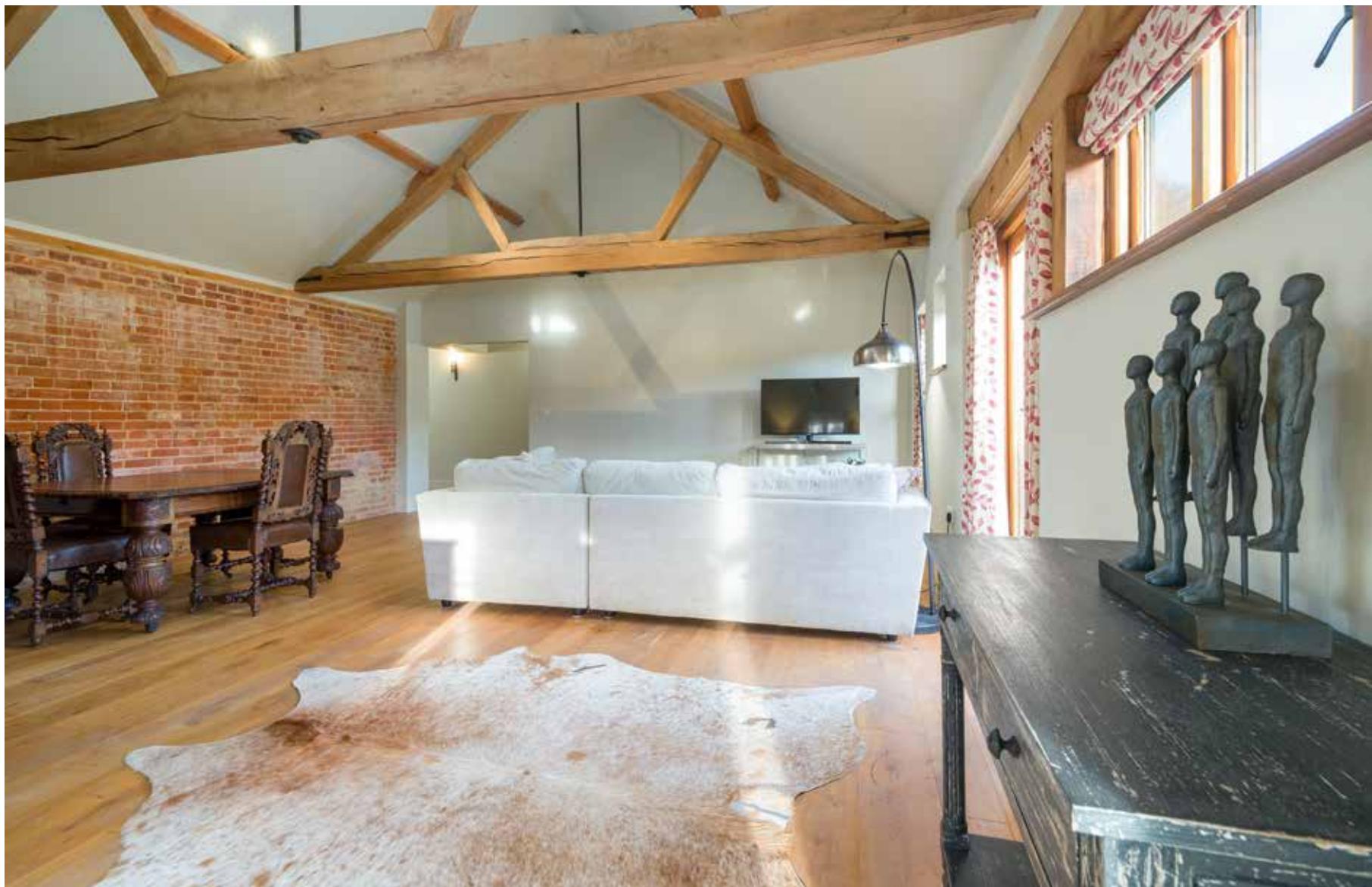
Step Outside

The barn is approached via a gravelled drive and a substantial front garden with mature trees, affording privacy. Cleverly positioned, a southeast facing terrace and lawns with pergola to enjoy, are set with an aspect looking away from the settlement, giving privacy and peace with views of the church. The terrace wraps around the house all the way across the back to the bedroom on the other side of the property, so you have the opportunity to chase the sun all day. Whether outside the living room and kitchen for breakfast and lunches on the terrace, finding a shady spot to read under the pergola, seated at the back of the plot to catch the midday heat or enjoying the evening sun on the west side with an end of the day glass of something smooth. A gravelled area holds two greenhouses and a working space, ideal for veggie beds so if you are the green fingered type you are set up and ready to go.

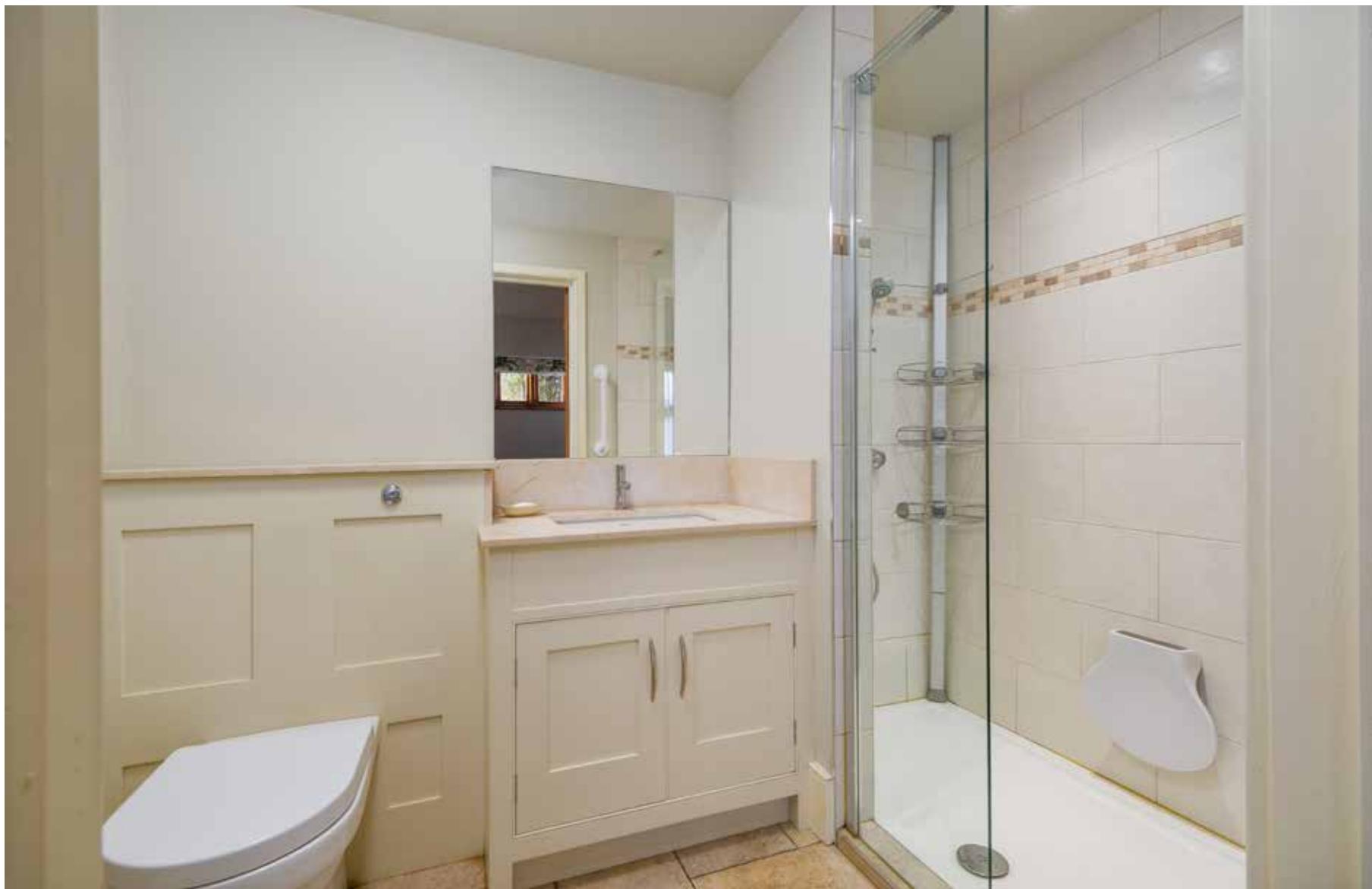
























INFORMATION



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. Follow the road down and the property is on the right after the church.

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 //paintings.waking.printouts

Services, District Council and Tenure

Air Source Heat Pump Central Heating

Mains Electricity, & Water

Drainage – Domestic Treatment Plant

Broadband Available – Currently not connected. Please check www.openreach.com/fibre-checker for availability.

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

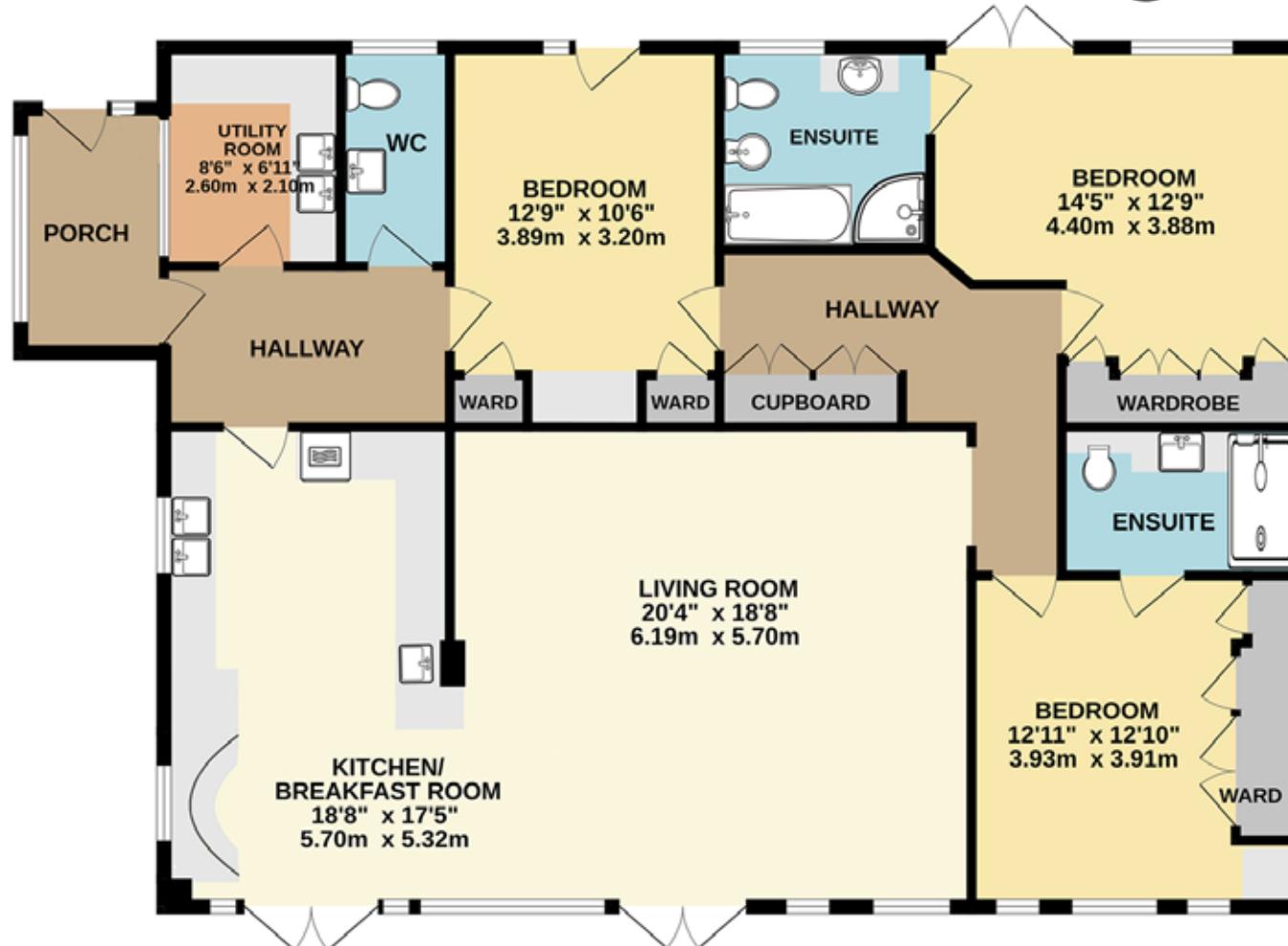
Mid Suffolk District Council – Band C- Freehold



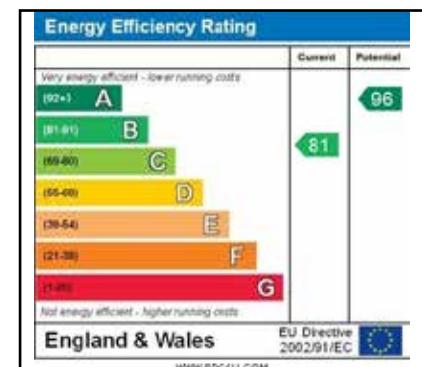
TOTAL FLOOR AREA (approx.)

Accommodation: 1531 sq.ft (142.2 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

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