



Low Farm Barn
Burston | Diss | Norfolk | IP22 5SX

MAGNIFICENT MASTERPIECE



A masterclass in balanced living, this superb barn conversion offers lavish social space, three ground floor bedrooms and a principal room on its own floor, all with excellent attention to detail and high-spec finish. Ancient and modern morph together to offer any family dynamic a great home with eco-friendly features and a unique location country living with easy access to the town and station, rural with everything on the doorstep.



KEY FEATURES

- Superb Contemporary Home
- Magnificent Central Living Space
- Exceptional Attention To Detail Throughout
- Three Ground Floor Bedrooms - En Suite and Family Bathroom
- Master Bedroom Suite With Bathroom and Study Area Plus Excellent Balcony
- Stunning Sitting Room In Old Barn With Mezzanine Dining Room
- Utility Room and Cloakroom
- Very Useful Large Store Room
- Wonderful Private Grounds Behind Electric Gates, Superb Arctic Cabin
- No Onward Chain

The current owners were drawn by the great fit this house offered them for multigenerational living, three generations enjoy this home with ground floor accessible bedroom and bathroom yet space for everyone to enjoy peace and privacy with family room, mezzanine, office and sitting room. The stunning setting with field views to the front and the fantastic conversion blending the ancient and modern with style and elegance offered so much. The original part of the barn is thought to date from the 1500s and isn't listed but still retains huge character and the interior is breathtaking when you open the front door.

Step Inside

The front door takes you straight into the wow factor, with statement concrete cast stairs ahead and beautiful vaulted space, bright and uplifting. The kitchen/family room is to your left with central island and breakfast stools for six, space for sofas and tv as well as dining space if you desire. It is swathed in light from bifolds, which open to an expanse of terrace feeling like an extra room and emphasising the inside/outside connection. To the right is clever use of space with sofas on a raised area at the bottom of the stairs, and then you step up to the original part of the barn – now an expansive sitting room, currently used as two zones; cosy couches for relaxing and a pool table for entertainment. This room has stunning countryside views, a door opening to the garden plus tip and tilt windows to welcome in the fresh country air. From the sitting room beautifully, crafted oak stairs lead to the mezzanine. A clever touch is the utility room, cloak room and storeroom, beautifully converted from the cart lodge and fitted with floor to ceiling shelving, a hanging rail for coats and a bench to sit on whilst easing off your wellies! This is such a thoughtful addition to a country home – muddy boots and paws are no problem here, and once clean and dry a door opens into the sitting room.





KEY FEATURES

Low Maintenance & Sustainable

An air source heat pump and underfloor heating throughout the ground floor help with sustainable heating costs whilst still making the spaces a warm haven to enjoy, even in the winter months. There is under floor heating on the ground floor and individual thermostats and radiators in every room, allowing you to control temperature by location. Solar PV infrastructure gives you the option of increasing this home's sustainability and further upgrading if desired. Low maintenance living is surprisingly easy in this home with stone floors, water softener, electric car charger, and electric gates plus CCTV to ensure security. This is a great touch if you also want a lock up and leave home, low maintenance and secure.

An Entertaining Character

Converted with sensitivity and individuality, this luxurious home boasts an abundance of traditional character features including vaulted ceilings and ancient beams. These blend seamlessly with bespoke features like the elegant, curved staircase adding shape and texture, and all the contemporary touches we all demand for everyday modern living. With all this in mind this home is also the ultimate entertaining space, with social zones a plenty and lots of room for family and friends to stay over. The more modern part of the barn is the fantastic kitchen/family room, swathed in light and welcomes people to sit and chat to the cook at the breakfast bar or chill out on the sofas and watch TV, or escape a little to the sofa at the bottom of the stairs. In the warmer months the bifolds can be flung open to access the gardens making it easy to keep an eye on the kiddies or check on the progress of the barbecue. Weekday meals are usually enjoyed in the family room at the island, but when entertaining, guests chat over drinks in the kitchen, eat at the unique mezzanine dining table and retire after dinner to the older part of the barn, now the sitting room, with impressive exposed timbers and vaulted ceiling, for cosy sofas and conversation. One end of this wonderful room is used currently as a games room but could easily make a wonderfully library or dining space. Christmas is especially magical in this barn, with huge tree in the entrance hall to welcome in the season and large gatherings for drinks in the family and entrance hall areas, making for a sophisticated yet friendly atmosphere. The barn has a thoughtful easy flow, with social spaces cleverly separate from bedroom space and plenty of bathrooms to afford everyone some privacy.









KEY FEATURES

Explore Upstairs

The cast concrete statement staircase from the entrance hall leads to a home office landing – such clever use of space, and this continues through to the splendid principal suite, a complete sanctuary away from the busy social side of the home and offers a wonderful balcony area with views over farmland. The ensuite is superb – luxurious with his and her sinks, walk in shower and fabulous free-standing bath - you have a spa like retreat here. Stairs from the drawing room lead to a mezzanine floor used currently as a dining area, but this could easily be a library, sweet snug or teens gaming area.

Step Outside

Electric gates offer security and ease of access into the generous gravel driveway along with an electric car charging point. The peaceful rear garden is south facing, so a real suntrap, yet the undercover part of the terrace and balcony above offer shade on hot summer days and protection from wind. The kitchen bifold doors open to a fantastic terrace, with tiles continuing outside providing a seamless extension of the interior living space where the current owners have enjoyed entertaining both family and friends. The current owners have installed an Arctic Cabin in the garden which accommodates 15 people – similar to a Finnish Kota, this great space can be used in the colder months, cosy with a fire you can heat coffee on the coals, toast marshmallows, barbecue or even follow the Finns and smoke your fish. The current owners have decorated it with gorgeous twinkling lights and use it as their “party barn” even using a projector for film nights in it, this cosy and quirky entertaining space is a rare and fun find. For sun worshippers there is a peaceful decking area at the far end of the lawn, which enjoys the sun all day, ideal for a bit of R & R away from the house where you can watch the barn owl and house martens swooping at dusk. The whole garden is enclosed to keep animals and children safe with room for footy goals or trampoline and there is even space for the green fingered to grow veggies - the current owners have cultivated peas, courgettes, tomatoes and runner beans to name a few and enjoyed stocking the freezer for the winter. Whether you want to work, rest or play the garden offers everything - just take your choice.

On The Doorstep

Burston is a popular village with amenities including church, a primary school, and playing fields running various events, a thriving 'local' pub and The Space – a wellbeing centre offering treatments, therapies and classes so there is something for everyone here. The Strike School, an historically significant building in the village, now stands as a museum to the longest running strike in British history.

























INFORMATION



How Far Is It To...

The bustling market town of Diss is just 3 miles to the south offering a wide selection of day to day amenities including medical and dental practice, shopping and leisure facilities, various cafes and a weekly auction. Diss station provides regular trains to London Liverpool Street in around 90 minutes, this makes for easy commuting. For beach lovers the Suffolk Heritage Coastline including the popular areas of Southwold and Walberswick are around 45 minutes or so by car, or the iconic Norfolk Broads are also within easy reach.

Directions:

Proceed from the Diss Fine and Country office to the roundabout taking the third exit onto Park Road. At the next roundabout take the second exit on Denmark Street. At the top of Denmark Street turn right back into the town of Diss. At the T junction turn left. Continue along this road into Walcot Road follow this road for some distance over the red brick bridge. The property is located 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... What 3 Words Location [///mass.still.artichoke](http://mass.still.artichoke)

Services, District Council and Tenure

Air Source Central Heating
Mains Electricity & Water
Drainage – 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
South Norfolk District council – Band F – Freehold
EPC C



Ground Floor
Floor area 247.2 sq.m.



First Floor
Floor area 70.0 sq.m.

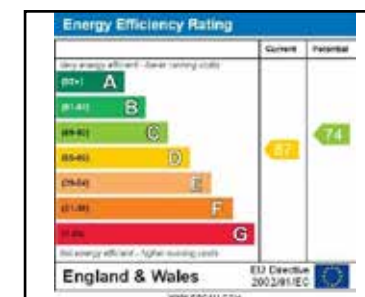


Outbuilding
Floor area 10.0 sq.m.

Total floor area: 327.2 sq.m.

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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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