



Clarkes Lane, Barsham - NR34 8HN

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Clarkes Lane

Barsham, Beccles

This INDIVIDUAL DETACHED FAMILY HOME offers an exceptional opportunity to enjoy RURAL LIVING in a private and secluded location, positioned perfectly for access to both BECCLES & BUNGAY. Internally, the house itself extends to around 1,450 SQFT (stms) and almost 2000 SQFT including all the IMPRESSIVE OUTBUILDINGS, and is presented in excellent order throughout. The heart of the home is the OPEN PLAN KITCHEN/DINING/FAMILY ROOM, designed for both every-day living and entertaining. A separate sitting room, complete with a WOODBURNER, provides a cosy retreat for quieter moments. Completing the ground floor is a useful utility room and adjacent W/C. The property features THREE AMPLE BEDROOMS with THREE COMFORTABLE DOUBLES found in the house and a possible fourth found externally. The first floor also benefits from TWO EN-SUITES and a further family bathroom. The external accommodation (newly refurbished) provides great flexibility for guests or extended family with a kitchenette and en-suite shower room. The layout and finish of the property have been thoughtfully considered to provide comfort and convenience, with a harmonious blend of contemporary style and rural charm. Stepping outside, the property truly comes into its own with impressive outbuildings and generous well-kept grounds.

The rural plot enjoys far-reaching field views to the rear and protected woodland to the front and side, ensuring a sense of peace and privacy that is rarely found. The grounds have been landscaped to provide a variety of outdoor spaces, ideal for relaxation, gardening, or entertaining. There is an excellent covered terrace leading from the house. The external bedroom offers further potential, whether as an additional bedroom, studio, or hobby room, and is complemented by further outbuildings to include an excellent STUDIO and additional studio/workshop space. Mature trees and established planting enhance the sense of seclusion, while well-maintained lawns and seating areas create inviting spaces to enjoy the surrounding countryside. Ample parking is provided for several vehicles to the front, making this an ideal home for families or those seeking a rural retreat with easy access to local amenities.

- Individual Detached Family Home
- Private & Secluded Rural Location
- 1450 SQFT Internally (stms) With Impressive Outbuildings & Annexe Room
- Open Plan Kitchen/Dining/Family Room
- Separate Sitting Room With Woodburner
- Four Double Bedrooms In Total, Three En-Suites & Family Bathroom
- Rural Plot With Field Views To The Rear
- Presented In Excellent Order Throughout

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



The property is located in a rural setting on the edge of the village of Barsham and is situated close to Bungay and Beccles - both of which have a range of amenities and are busy market towns with many shops, restaurants, schools, pubs and supermarkets. Beccles has the benefit of a regular train service to London Liverpool Street via Ipswich, and the unspoiled Suffolk coastline with the beaches of Southwold and Walberswick within easy driving distance.

SETTING THE SCENE

Found using Clarkes Lane there is a driveway leading to the house which forms part of the local common with an easement in place for access. The drive leads to the private shingled driveway providing ample parking. A gate leads from the driveway to the garden whilst the main entrance door is found to the front leading into the porch.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front there is a very useful entrance porch with space for coats and shoes as well as a built in cupboard. To the left is a door to the main sitting room, a wonderful space with double doors onto the rear section of garden, a dual aspect and a brick built fireplace housing a woodburner. On the other side of the hallway is the main open plan kitchen/dining room providing the ideal space for family living and large gatherings. The kitchen features a range of wall and base level units with wooden worktops over as well as a butler style sink, double range style oven with hob and extractor fan, space for fridge/freezer and dishwasher as well as space for a central island unit. The boiler cupboard in the kitchen also contains a water softener. A door leads into the separate utility room with the dining space flowing seamlessly from the kitchen. The dining area provides space for dining and sitting as well as stairs to the first floor landing and bi-folding doors onto the garden. The utility provides further storage space, a second sink and plumbing for a washing machine. A door takes you out to the rear garden with the ground floor w/c found off the utility room.

Heading up to the first floor landing there is a spacious landing with large double airing cupboard. Three double bedrooms and three bathrooms can be found off the landing. The master to the side features a vaulted ceiling as well as dual aspect and an en-suite shower room. The bedroom to the far end also benefits from an en-suite shower room. The family bathroom provides a bath with shower over.

External Accommodation - Externally from the rear garden there is a newly refurbished and very comfortable annexe style accommodation providing excellent options for extended family and visiting guests or even a possible Air B & B (stp). As you enter you will find a kitchenette with range of units and wooden worktops over with the benefit of a two ring hob and space for fridge. The kitchenette flows into the bedroom area with space for a sofa as well as attractive vaulted ceiling with beams. Completing the annexe is the shower room with W/C, hand wash basin and shower.

FIND US

Postcode : NR34 8HN

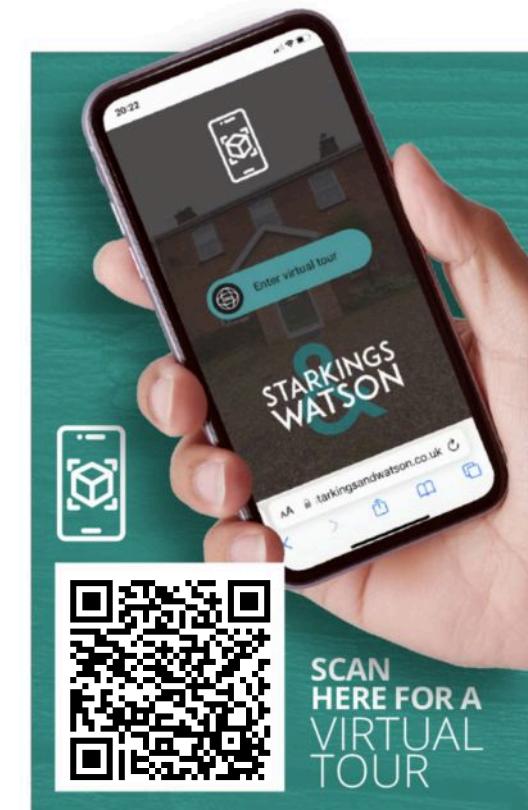
What3Words : ///motivates.staring.listening

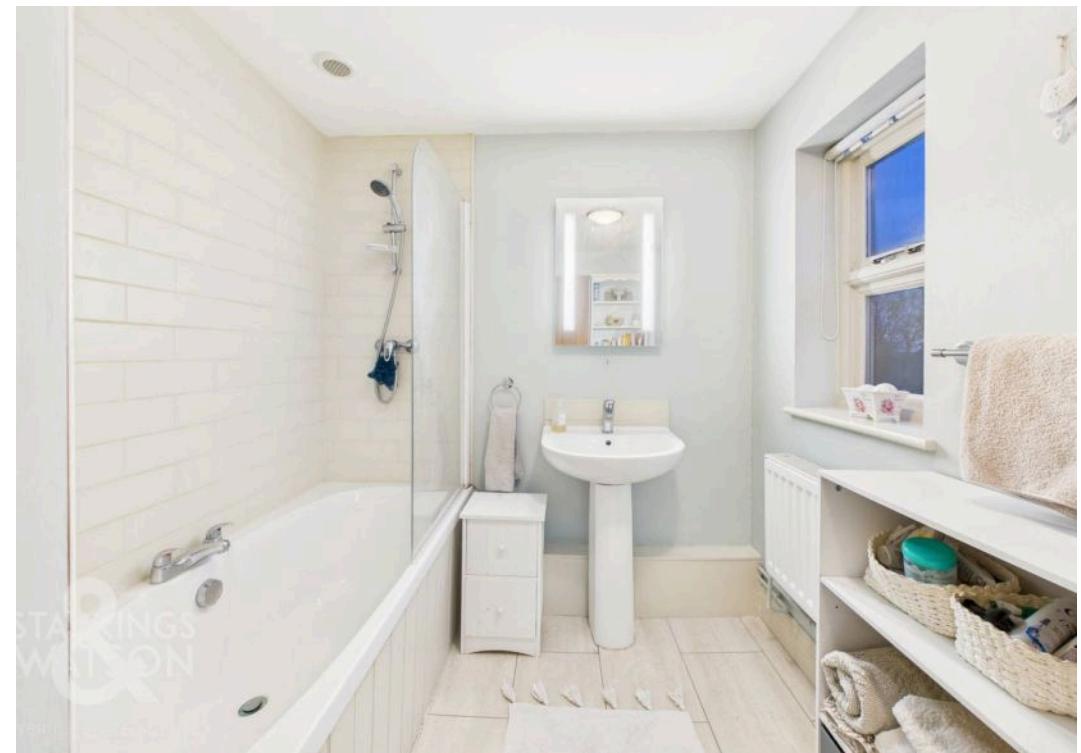
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is surrounded by 'common land' to the front and side. The driveway has an easement in place for right of access to the house as does a small section of the garden to the side that forms part of the useable garden space. The property is on private drainage via a septic tank as well as benefitting from oil fired central heating and mains electricity and water. We have been advised that whilst the external accommodation has been converted there are currently no buildings regs in place to be used as a bedroom.

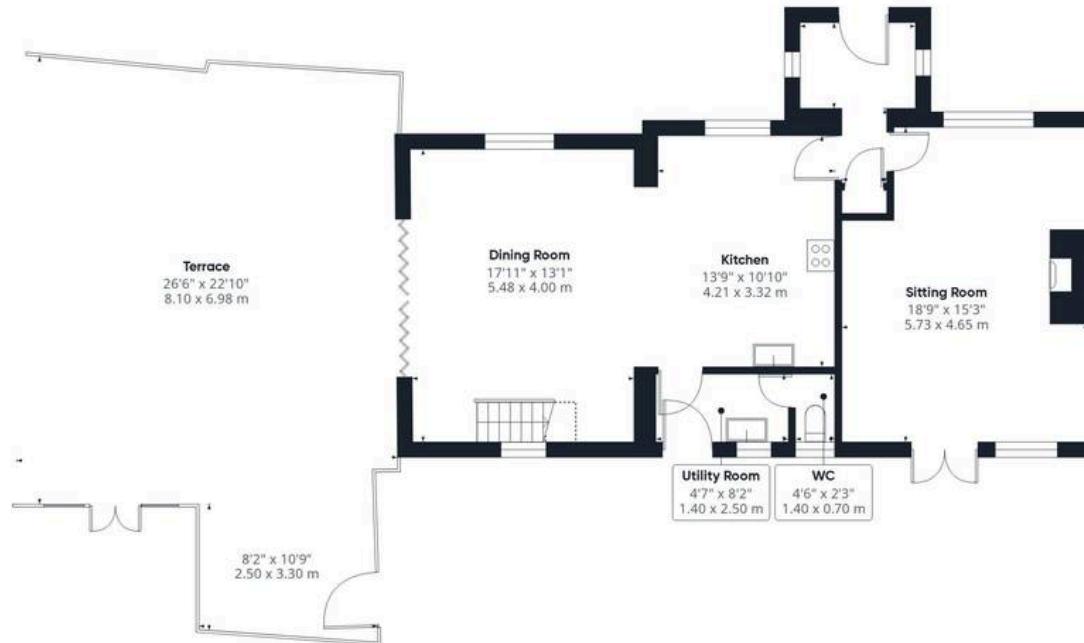




THE GREAT OUTDOORS

Stepping outside, the property truly comes into its own with impressive outbuildings and generous well kept grounds. The rural plot enjoys far-reaching field views to the rear and protected woodland to the front and side, ensuring a sense of peace and privacy that is rarely found. The majority of the garden space is found to the side with a small section to the rear mainly laid to lawn with timber shed. The grounds have been landscaped to provide a variety of outdoor spaces, ideal for relaxation, gardening, or entertaining. There is an excellent covered terrace leading from the house providing the perfect spot for outside dining. From the terrace there is a timber glazed studio space ideal for a home office and then a pathway leading down the garden. The external annexe room offers further potential, whether as an additional bedroom, studio, or hobby room, and is complemented by further outbuildings to include an excellent insulated studio space and additional workshop space. Mature trees and established planting enhance the sense of seclusion, while well-maintained lawns and seating areas create inviting spaces to enjoy the surrounding countryside.





Approximate total area⁽¹⁾

1949 ft²

181 m²

Balconies and terraces

674 ft²

62.6 m²

Reduced headroom

5 ft²

0.4 m²

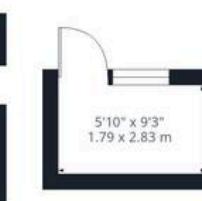


(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.