



Potash Barn
Brundish | Woodbridge | Suffolk | IP13 8BL

FINE & COUNTRY

OLD SOUL - NEW SPIRIT



This property is a truly remarkable four-bedroom detached barn conversion, perfectly uniting ancient character with contemporary design. Set in approximately 0.8 acres of peaceful countryside (stms), this beautiful home also includes a two-bedroom holiday let, ample parking, and immediate access to the surrounding rural landscape, all within a short drive of Diss and its excellent amenities and rail connections.



KEY FEATURES

- A beautiful four-bedroom detached barn conversion.
- Two-bedroom holiday let offering excellent income potential.
- Approximately 0.8 acres of grounds (stms)
- Quiet and peaceful surroundings
- Immediate access to the surrounding countryside
- Parking for multiple vehicles
- Immaculately presented throughout
- Chain Free
- Large and social kitchen diner – perfect for entertaining
- Short drive to the train links and amenities of Diss

Once a traditional agricultural building, it now stands as a stunning glass-fronted home, filled with natural light and warmth, a place made for bringing people together. Currently used as a holiday let, the space has a sense of feeling utterly removed from the stresses and rush of modern life. Recently granted full residential planning permission (beyond holiday let use), the barn would make a fabulous multi-generational home providing independence and space but with opportunity for togetherness.

Step Inside

Just brimming with character, the heart of this home is an expansive living space defined by its vaulted ceiling, ancient oak beams, and full-height glass frontage. The home exudes a dramatic yet inviting sense of grandeur, while the clever use of stone, timber, and glass creates a timeless balance between history and modernity. The sitting room boasts a fabulous, exposed brick fireplace with wood burner, a favoured space for cosying up on a winter's evening, whilst the dining space has a set of double patio doors at each end – offering a wonderful through breeze in summer. At one end of the barn, an open-plan kitchen/dining/family room flows effortlessly from the main room, forming a separate social hub for family life and entertaining. The kitchen blends natural materials with modern appliances, providing a stylish yet welcoming atmosphere with a wood burner providing a centre piece to the family area. Just off the family room is a ground floor bedroom with ensuite – this could make a great home office space or teens gaming room even. At the other end of the barn is a slightly smaller kitchen leading to a cosy snug complete with wood burner.





KEY FEATURES

Sleeping Soundly

The further three bedrooms are accessed via two separate staircases, adding to the options for multi generation opportunity. Two bedrooms are found from a hallway adjoining the smaller kitchen and these share an elegant bathroom with separate bath and shower, ideal when bathing little ones with ample elbow room! The other bedroom with its own chic ensuite is accessed from the kitchen/family room. All three rooms are well appointed, each designed with warmth and texture, echoing the rustic charm of the building while offering modern comfort and luxury.

The Cart Lodge

A separate two-bedroom holiday cottage offers both flexibility and opportunity – perfect for guests, extended family, or as an income-generating retreat. It too honours its past whilst feeling beautifully current, with tiled floors in the family area, characterful yet practical. The open plan kitchen, sitting room, dining room makes it a social space and easy for families to enjoy coming together. The exposed brick fireplace with wood burner sets the rustic scene, crackling with warmth on a winter evening. The two bedrooms share a contemporary bathroom thoughtfully placed between the rooms for added privacy. The Cart Lodge has its private fenced terrace and lawn too adding to its appeal.

Step Outside

The property sits within approximately 0.8 acres of attractive grounds, surrounded by open countryside and accessed via a gravel driveway with ample parking for multiple vehicles. The gardens blend seamlessly into the landscape, creating a tranquil outdoor setting ideal for relaxation and entertaining and with patio doors leading to the terrace and side gardens, alfresco entertaining is easy and also could allow this property to be used as one or split into two. At the point of sale, the property will have its own driveway accessed from the rear of the property.





















The Cart Lodge

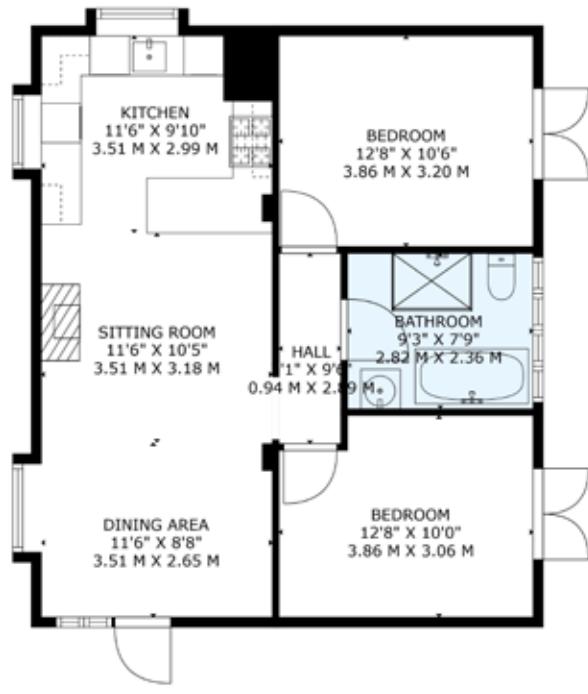








INFORMATION



The Cart Lodge

On The Doorstep

Brundish has a fantastic village hall offering a welcoming and active programme including cinema evenings, a gardening club, pub nights and coffee mornings. Laxfield Village, just 5 minutes away has a large Co-Op store for the essentials and two public houses along with a Post Office.

How Far Is It To?

Situated just a short drive from the market town of Diss, Potash Farm benefits from excellent transport links, including rail services to London and Norwich, as well as services including GP surgery, dentist, vets, along with variety of shops, cafes, and local amenities.

Directions:

From Diss head south on the A140 and take a left on to the B1118 and continue towards Brundish. Take a left up "the street" just before you get to Brundish and the property is on your 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 //aviators.remodel.works

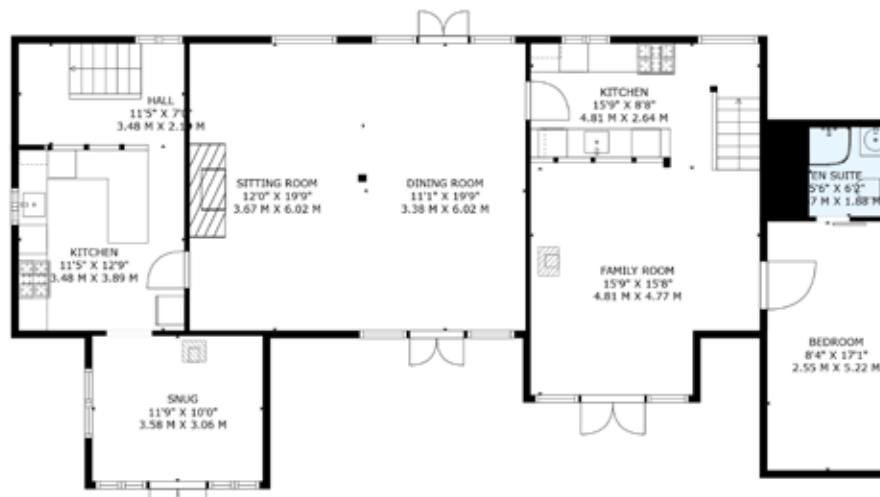
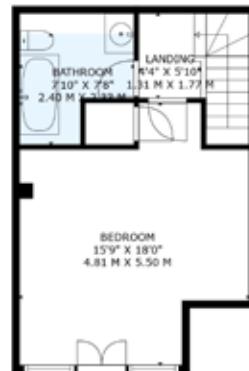
Services, District Council and Tenure

Oil Central Heating to Barns and House,
Electric & Gas Aga (LPG),
Private Drainage - Water treatment plant
Broadband Available - Broadband currently with BT please check www.openreach.com/fibrechecker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
Mid Suffolk District Council - Tax Band E Freehold; Annex Band A

Agents Note: There is a public footpath that runs through the land past the house.



FLOOR 2



FLOOR 1

TOTAL: 2117 sq. ft, 197 m²
 FLOOR 1: 1383 sq. ft, 129 m², FLOOR 2: 734 sq. ft, 68 m²
 EXCLUDED AREAS: LOW CEILING: 99 sq. ft, 9 m²

All Measurements Are Approximate, This Floor Plan is a Guide Only. Produced By Dopp.

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.

The Cart Lodge EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A)	A		
(B)	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Very energy inefficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
www.EPCall.co.uk			



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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**

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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

