Scole, Near Diss
Norfolk
• Stunning Barn Complex with Income Potential
• An Oasis Within the Village Of Scole
• Superb Timber Frame
• Around 0.8 of an acre
• Potential Annexe
• Two rental properties
• Beautiful grounds
• The Accommodation Extends to 2,646 sq.ft. (Main Barn)
  Approx 4,381 sq.ft including the two rental properties.
“Beautiful Barn with Income Potential”

“Beautiful Grade II listed barn with adjoining annexe and studio gatehouse in Diss, Norfolk with two independent two and three bedroom barn conversations currently let on short-term tenancies and achieving a yield of £17,000 per annum (Full permission for use as holidays lets, with potential income of circa £31,000-38,000 pa, figures supplied by vendor). Ideal for someone looking to retire to a beautiful Norfolk village with fantastic rail and road links and the potential to run a profitable holiday let business”.

Rural Retreat
The owner of this beautiful barn has used it as a much-loved weekend home for well over a decade: “It’s a wonderful retreat at the end of a busy week. It’s easy to reach but once you’re here you have quality time to relax and unwind in a glorious setting with an abundance of character and rural charm, inside and out.” During his time here the owner has carried out various upgrades to the already impressive property, including fitting high quality contemporary bathrooms and replacing the doors with gothic style oak doors custom made by a respected local joiner.

Plenty Of Character
The main barn dates back to the 1600s and originally belonged to the farmhouse next door, while the two additional barns are thought to be early 19th century. The main barn still has a wealth of original features, including a beautiful vaulted ceiling with exposed timbers. “Whoever originally converted this did an excellent job,” smiles the owner. “You get a real sense of the scale of the barn in the drawing room and the mezzanine above. In fact, all the rooms are well proportioned.” This is also a lovely warm and cheerful home, cosy in winter and sunny in summer, with parts of the house coming in to their own at different times of the year: “It’s surprisingly light as there are plenty of openings throughout – you don’t always get that with barn conversions.”

A Well-Planned Layout
The layout is very flexible with the accommodation centred around two main areas – the drawing room and the kitchen. The drawing room is huge and a spectacular space with a wood burner adding a cosy touch within the impressive brick chimney breast. Double doors lead out onto the garden while additional glazing between some of the timbers allows the light to pour in. The kitchen is also a really good size with plenty of space for a seating area where all the family can hang out after a day at work and school. It’s partly open to a formal dining area on one side and has steps down into the lovely garden room on the other. This room forms a link between the barn and potential annexe or guest bedroom wing.

“This is a lovely enclave, hidden away from the rest of the world.”
Peaceful Gardens
The garden is relatively low maintenance and a ride on mower keeps the work to a minimum. The owner has planted well over 100 trees during his time here, including cherry and walnut, and there are mature shrub beds adding further interest and colour. There's plenty of space for children to kick a ball around or for adults to relax over evening drinks or a barbecue, soaking up the peaceful country surroundings. The owner sees a rich abundance of birdlife here as well as deer in the garden and fields around.

Well Connected
This is a really good position, firstly because it's a private and quiet plot: “Most people don’t even know we're here.” Within the little village there are two pubs and a small shop, with everything else just a short drive away in Diss: “It’s only five minutes to the supermarket, station or golf club. We love being so easily accessible from London by car and train, so you could commute if required,” explains the owner. But whatever your lifestyle, the central location, in the middle of Norwich, Ipswich and Bury St. Edmunds, means you have a huge amount of choice and couldn’t be better connected to explore all the delights of this charming part of the country.

Converted in around 2006 this stunning collection of barns is set centrally to the village of Scole on the outskirts of Diss. The main barn is available with the garden or the two rental properties within the grounds may be purchased.

Set within a courtyard setting the properties are set well back from the lane to the front behind electrically operated gates that lead to a sweeping gravel drive. The little oasis is charming and the driveway makes its way around a fine pond and fountain central the courtyard. The rental properties, one of which is a three bedroom and the other a two bedroom barn provide an income from the long term tenants who are both on rolling contracts.

The Main Barn and Grounds
As you approach the glazed double doors and full height side panels you make your way into the spacious entrance hall with plenty of space for occasional furniture. There is plenty of exposed brick and flint work and the floor is tiled. Spot lighting and stairs rise to the first floor.

The Study is reached through a Gothic arched oak door and has a window to the front overlooking the central courtyard and fountain, a wonderful place to work from home.

At the rear of the entrance hall a door leads to an inner hall which leads through to a modern Wet Room being fully tiled to floor and walls with rain water style shower head and heated towel rail.

A set of oak double doors lead into the fine Drawing Room. A wonderful and airy room with vast vaulted ceiling and exposed timber frame, brick and flint work. A clever mezzanine overlooks this area from the first floor. The very imposing red brick fireplace has the most impressive red brick chimney rising through the full height of the room. The fitted wood burner provides a cosy atmosphere for those chilly nights. The tall glazed panels to the front with double French doors give access to the very pleasant large patio area with pond and Monet Style Bridge.

The Dining Room is situated directly off the entrance hall and flows very nicely through the open stud work to the kitchen.

The Kitchen is a very spacious room with units built in along three walls with cupboards and drawers below and wall cabinets above. There is a built on hob, oven and cooker hood. A redbrick fireplace although not in use adds to the ambience. The dual aspect windows provide plenty of natural light.

Another arched gothic style oak door with steps down lead to the Garden Room. This room provides a link to the potential annexe. The full width glazed windows provide a view of the fountain and the stable door leads to the parking area.

The potential annexe is completely self-contained and comprises a remodelled shower room with multi jet body shower, a utility room which would make a great kitchen, a boiler room and a bedroom. An inner hall has a further stable door onto the courtyard.

From the main entrance hall the stairs rise to the first floor. On the half landing an oak door gives access to the refitted Bathroom. This room is fitted with a modern contemporary suite comprising panel enclosed bath, large walk in shower area with glazed screens and overhead rainwater shower unit. A low level WC and a modern stone wash basin are set within a
“The big kitchen is ideal for entertaining, with the adjacent garden room where you can enjoy the sunshine if it’s not quite warm enough to be outside.”
“The drawing room has real wow factor, with the exposed timbers, vaulted ceiling and mezzanine.”
It’s a wonderful retreat at the end of a busy week. It’s easy to reach but once you’re here you have quality time to relax and unwind in a glorious setting with an abundance of character and rural charm, inside and out.”
glass unit which has matching glass shelves to one side.

The main landing is a reception landing with and mezzanine floor overlooking the drawing room. This is a great room for reading or relaxing overlooking the drawing room and the front through the full height windows to the front. An oak latch door provides access to an inner hallway with doors the first floor bedrooms.

The Master Bedroom is a dual aspect room with vaulted ceiling and wonderful exposed timbers.

The en suite has a low level WC, glass wash basin and corner shower cubicle. There is a Velux window to the rear.

There are two further bedrooms on this floor which have a connecting mezzanine floor above.

The property is set back from the road behind double large electrically operated gates which open to a sweeping driveway which gentle climbs to the central courtyard with impressive fountain. At the gated entrance there is a gate house which would make a great studio subject to the usual planning consents. The drive is flanked on one side by flower beds. The drive leads to a double bay cart lodge.

At the end of the drive adjacent to the main drawing room there is a formal patio area with delightful pond with Monet style bridge.

Opposite the front of the main barn there is a five bar gate providing access to the extensive lawn which stretches away from some considerable distance. To one side of this large lawn there is a superb high flint wall. To the other side is a mature laurel hedge. The large lawn is interspersed with a wide selection of young trees. At the foot of the garden steps lead to a further large lawn providing a “hidden garden”.

The en suite has a low level WC, glass wash basin and corner shower cubicle. There is a Velux window to the rear.

There are two further bedrooms on this floor which have a connecting mezzanine floor above.

The Barns
Within the grounds there are two barns which have been converted and are currently let providing the owner with an income. One is a three bed and the other is two beds.

This building could be let again or an interested buyer may be able to take on the existing tenants who have been at the properties for some considerable time.

Alternatively a holiday let could be established or used as additional accommodation to the main barn.
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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.
On the doorstep
The property is situated in the village of Scole, just two miles from Diss. Scole has a village shop, public house and a hotel as well as a church and primary school.

How far is it to...?
Diss, with its main line rail link to London’s Liverpool Street Station (journey time approximately 90 minutes) lies some two miles to the west. Norwich is about 22 miles to the north and has a wider range of facilities and amenities including an international airport. Suffolk’s country town of Ipswich lies some 25 miles to the south and the Georgian town of Bury St Edmunds is just over 20 miles to the west.

Directions
From Diss proceed in an easterly direction along Victoria road to the A140. At the roundabout proceed straight over into the village of Scole. At the ‘T’ junction turn left and take the next left after the Scole Inn into Low Road. The driveway to the property will be found just before the cream coloured barn on the left hand side. The postcode is IP21 4DS.