




Woodcrest Barn  
Darrow lane  
Roydon  
IP22 5SA

twgaze



A gravel driveway leads from the foreground towards a green lawn. The lawn is bordered by a wooden fence and a line of trees. The sky is blue with scattered white clouds.

**Set in 1.5ac on the edge of the village overlooking fields. This stylish barn conversion has two independent holiday cottages, various outbuildings and a wonderful setting.**

**Guide Price £1,350,000**



- Set in 1.5 acres with pond
- Two independent holiday cottages
- Good outbuildings
- Stylish interiors and finished to a high standard throughout
- Diss rail station to London Liverpool Street in 90 minutes

Location Woodcrest Barn lies on the outskirts of the village of Roydon with views across its garden and onto fields. Roydon is an active village with a church, public house, primary school, petrol station/store and village hall. The bustling town of Diss is within 2 miles and is known for its weekly markets in the square. The town offers a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town also benefits from a mainline rail station which provides regular commuter services to Norwich, Ipswich and London Liverpool Street, a journey to London taking around 90 minutes. There is local well regarded schooling both in the private and state sectors including Riddlesworth Hall School, Diss High School, Wymondham College, Thetford Grammar and Culford School (near Bury St Edmunds). Diss also offers a wide range of sporting, leisure and social activities including an 18 hole golf course and further amenities can be found at the regional retail, cultural and business centre of Norwich which lies 25 miles to the north via the A140.



#### The Property

Woodcrest has been converted from a range of period barns. Not only is there the family home, but also a range of successfully run attached holiday cottages, workshop/games room and outbuildings.

Woodcrest Barn The essence of a barn conversion has been retained with spacious open living areas which provide a blend of contemporary and traditional styles, and the design works very well with both ground floor and first floor bedrooms and bathrooms catering for all ages.

The main barn comprises of a large family kitchen, Open plan living and dining room, a further snug/ family room, home office, boot room and WC. There is a luxurious master suite on the ground floor and three further upstairs bedrooms upstairs one of which is ensuite and a well equipped family bathroom. This is a wonderful family home with so much more besides.

### Woodcrest Barn Cottage

This is attached to one end of the main barn and is a separate self contained property. It has been designed to be in keeping with the rest of barn and has been let as a holiday cottage. The larger of the two holiday cottages it comprises of a spacious open plan kitchen, spacious double downstairs with a bathroom and a luxurious double upstairs with ensuite facilities rolltop bath in the bedroom, perfect for those romantic getaways.

### The Lodge

The most recent addition to the site this one bedroom open plan single story barn offers contemporary accommodation with French doors opening out to private walled courtyard offering a sheltered and sunny place to relax and unwind.

### Outside

This charming is property set on 1.5 acres, featuring expansive grounds that stretch towards the north and open fields. Ample parking is available for both the main barn and the holiday cottage on a convenient gravel area connecting the two buildings. The south side boasts a spacious sandstone patio, perfect for soaking up the sun. At the rear, the main garden offers a vast expanse of grassland and a large pond, creating a serene retreat. This barn also enjoys the advantage of two access points from a quiet lane, ensuring that both the house and the holiday cottage maintain their independence and privacy.

### Services

Mains water, electricity (3 phase) and drainage are connected. Ground source heat pump.

### Directions

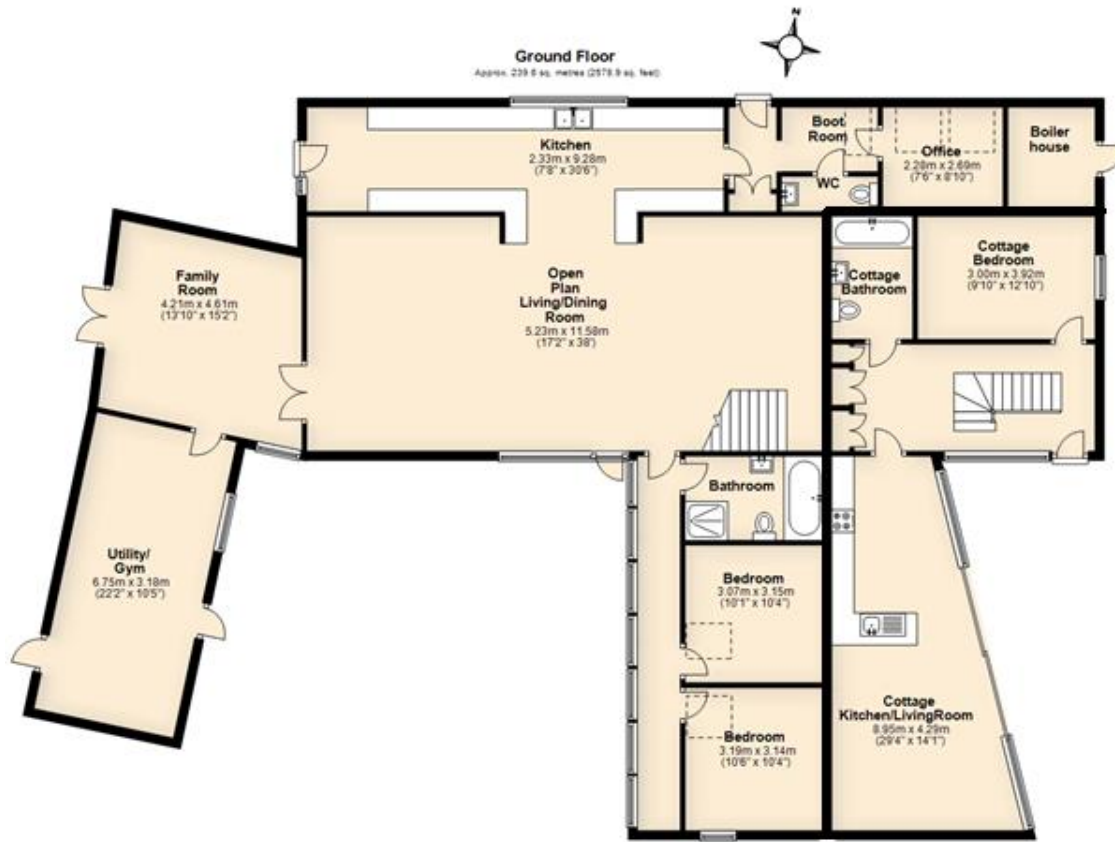
From the agent's office, continue to the top of Market Hill and over the staggered crossroads into Roydon Road. Take the third turning on the right hand side into Brewers Green Lane and follow this road taking the right fork at the common. Proceed along Snow Street and take the right turn onto Darrow Lane. Woodcrest Barn will be seen just a little way along on the left.

Viewing Strictly by appointment with TW Gaze.  
Freehold





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**Outbuildings**



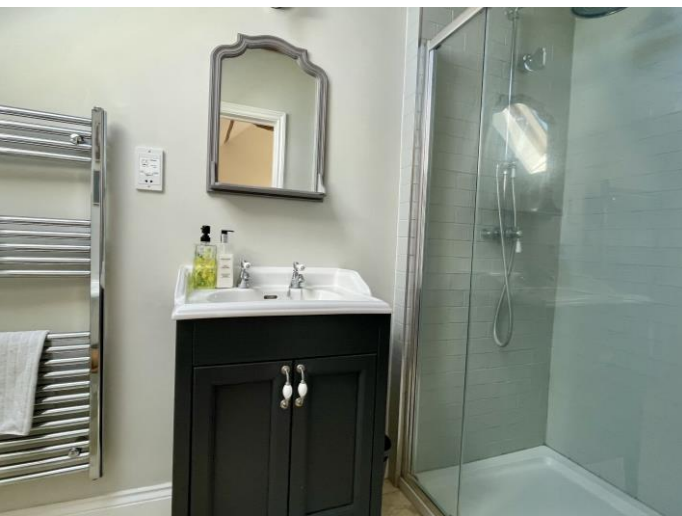
Total area: approx. 65.9 sq. metres (709.7 sq. feet)

**The Lodge**

Approx. 45.2 sq. metres (487.0 sq. feet)



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