



Cart Lodge  
Burnt Oak Lane | Redenhall | Suffolk | IP20 9PD

# IN LOVE WITH THE LIFESTYLE



“Sitting in just under two acres, down a long private drive shared with only two other homes, this spectacular barn conversion is surrounded by open fields. With a wonderful sense of space and connection to the countryside. The lifestyle here is an enviable one – all the benefits of country life, yet a short distance from the charming town of Harleston and the A143, so everything you need is at hand.”



# KEY FEATURES

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- An Impressive Detached Red Brick Barn Conversion, located in a Rural Location in Redenhall with Stunning View
- Four Double Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room fitted to a High Spec to include Granite Worktops and Italian Stone; Separate Utility and Ground Floor Shower Room
- Three Further Reception Rooms
- The Property benefits from a Ground Source Heat Pump and Heat Recovery/Air Filtration System
- Sitting in a Generous Plot measuring 1.94 acres (stms)
- Double Garage with Room Above; Ideal for a Home Office or Annexe Potential (stp)
- A Range of Useful Outbuildings Offering a Variety of Uses
- The Accommodation excluding all Outbuildings extends to 2,703sq.ft
- Energy Rating: D

Converting this barn has been a labour of love for the owners and they did all the works intending to make it their forever home. As a result, everything has been done to an incredibly high standard and it's an extremely comfortable and welcoming property. Add in the generous plot and rural yet convenient setting and you'll see this has everything you're looking for, and more besides!

## Escape To The Country

Make your way down the long private drive, open fields all around, and you'll find a farmhouse and two barns, each set in lovely private plots. This is the first barn and it's been a happy home to the current owners ever since they first converted it, beginning over 20 years ago. Stylish and contemporary with beautiful features that nod to the building's heritage, it's a stunning and impressive yet comfortable home. The ground source heat pump and underfloor heating keep it cosy, with Italian stone on the ground floor, while upstairs, solid oak boards are eye-catchingly beautiful. During the conversion works, the owners had to fell an oak tree within the grounds and this has been used throughout the building for windowsills and for the bressummer beam above the sitting room fireplace.

## For Every Occasion

This is a great house for a busy family or for anyone who loves to host and entertain. All the rooms are such a good size and the layout flows so well. Ask the owners about their favourite memories here and straight away they talk about the parties they've had as a family.





# KEY FEATURES

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But the barn also works well for day-to-day life and is very practical. On the ground floor, there's a useful study that would also work well as a playroom for those with younger children, then a magnificent sitting room, one wall completely glazed to make the most of the outlook, doors opening onto the terrace beyond. On the other side of the barn is a large kitchen, with space for both seating and dining, plus a woodburner that gives a great ambience. This room is part open to the formal dining room, again an exceptionally generous room with doors to the garden. As all three rooms are so large, you can have a big group of people here very comfortably indeed. Upstairs, all four bedrooms are doubles. The master is the largest and has a luxurious en-suite, while the other three share a family bathroom with feature freestanding bath and a large separate shower. There's also potential to convert the room over the garage, perhaps to an annexe or home office. And the outbuilding has useful storage and also houses a gym, so there's flexibility here too.

## Step Outside

Standing out here it feels as though you can see for miles with nothing to interrupt the outlook. The large terrace has plenty of space for barbecues and relaxing, or simply sitting back and watching the birds and wildlife. You can often see owls, birds of prey, pheasants, woodpeckers and many other birds in the garden as well as deer in the nearby fields. Plus the property benefits from a secure boundary. There's a dedicated working part of the garden with a greenhouse and raised beds, so you can grow your own. There's also a small orchard with apple, pear, plum, cherry and walnut trees. The main part of the grounds is lawned and you could easily create a paddock and have a pony or a few goats. The grounds are often used by the owners and their extended family and friends for weddings and other occasions with as many as 150 guests, 50 of which have camped in the garden!

## Access All Areas

This is an excellent base from which to explore and make the most of the area, with lovely walks and quiet lanes and paths where you can run or cycle. The nearest pubs are only two miles away, so you can walk or cycle to those two, with the attractive town of Harleston just three miles from the barn by road, which boasts numerous pubs, restaurants, cafes, doctors, petrol station, post office, library, bank, supermarket and other sundry shops. You're also close to the Suffolk Heritage Coast and Southwold is half an hour by car. Bungay and Diss are equidistant from the barn and the latter has trains to London running throughout the day.

































# INFORMATION

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## On The Doorstep

One can delight in country walks right from the doorstep, and despite the serene rural surroundings, Alburgh (pronounced without the 'L') is only a short drive away. In Alburgh, you'll discover a farm shop, a lively village hall featuring a playground, and a primary school. A bit farther, the bustling market town of Harleston provides supermarkets, specialty shops, and a market that has been running every Wednesday since 1259! If you need fast and frequent rail connections on the London to Norwich mainline, Diss is just a 25-minute drive away, making it conveniently within commuting distance.

## How Far Is It To?

Located about 11 miles northeast of Diss, Redenhall offers easy access to various amenities. In Diss, you can visit the Corn Hall for a film or show, explore numerous cafes, bars, and restaurants, or take a stroll around the mere. The town also provides regular, direct train services to London in just 90 minutes. If you prefer a vibrant cathedral city, Norwich is 21 miles to the north, boasting two shopping centres—Chantry Place and Castle Quarter. Norwich offers a rich cultural scene, leisure facilities, an array of restaurants and cafes, as well as direct rail links to London and other destinations. Additionally, it has an International Airport for convenient air travel.

## Directions - Please Scan The QR Code Below

From the Beccles take the B1062 Bungay Road through Mettingham and when you reach Bungay turn right and then immediately turn right on to Hillside Road West and continue on this road (B1062) through Flixton and then you reach the junction to the A143 turn left, continue for a short while and then turn right onto Church Lane and continue until you reach Burtoak Lane on the right and signposted towards Alburgh. Continue along this lane and then turn left along the drive leading to Cart Lodge. The property will be found on the right hand side.

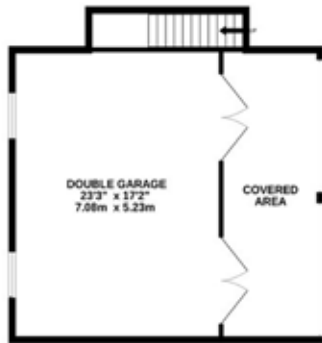
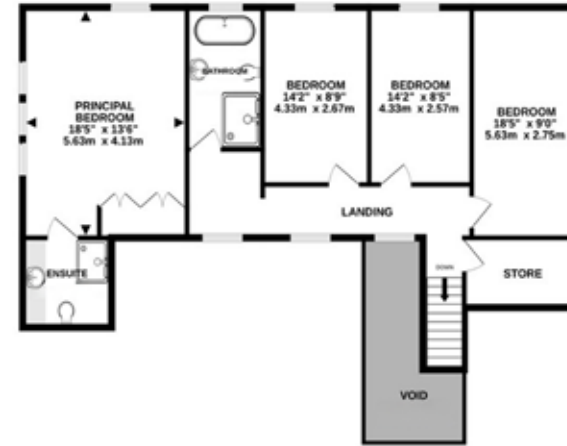
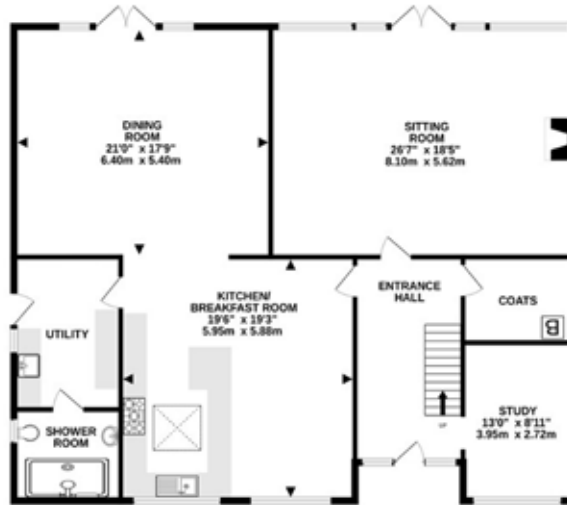
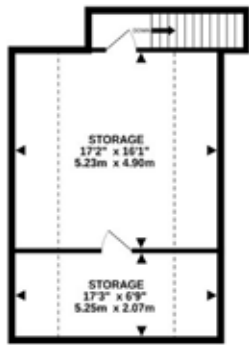
## What Three Words Location

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...[cornering.drives.zipped](#)

## Services, District Council and Tenure

Ground Source Heating – Underfloor Heating Downstairs; Radiators Upstairs, Bore Hole Water, Private Drainage Via Klargestar  
Super-Fast Broadband Available (currently using Starlink) - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
South Norfolk Council; Council Tax Band F  
Freehold

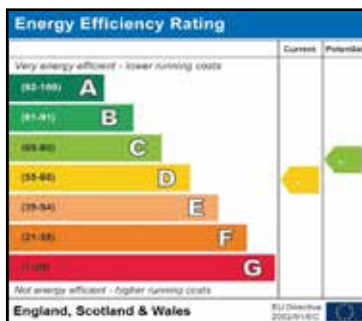




FLOOR AREA - HOUSE (EXCLUDING ALL OUTBUILDINGS) : 2703 sq.ft. (251.2 sq.m.) approx.  
 TOTAL FLOOR AREA : 4218 sq.ft. (391.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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NB: DASHED AREA DENOTES RESTRICTED HEAD ROOM



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.





41 The  
Cart Lodge

# FINE & COUNTRY

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