



The Pump House  
Viewpoint | Shipmeadow | Norfolk | NR34 8EX

# A BEAUTIFUL BARN



A stunning barn conversion, fully renovated by the current owner in 2016, sitting in a wonderful rural location with glorious views over the Waveney Valley, this property has to be seen to be fully appreciated.

The barn has lovely private gardens, including a large terrace and walled courtyard, and is set within a 12-acre heritage site, surrounded by open farmland, home to abundant wildlife, yet close to pretty market towns.



# KEY FEATURES

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- A Beautifully Presented Barn Conversion with Stunning Views
- Located between Beccles & Bungay
- Three Double Bedrooms; Two on the Ground Floor and One Up the Spiral Staircase
- One of the Downstairs Bedrooms has an En-Suite and Walk in Shower
- Impressive Beamed Vaulted Ceiling Living Room with Wood burner
- Kitchen/Breakfast Room with Utility Cupboard
- Separate Utility Room
- Attractive & Mature Garden with Additional Courtyard
- Private Drive and Parking for Several Vehicles
- The Accommodation extends to 1,629sq.ft
- Energy Rating: D

The Pump House is a charming and welcoming barn conversion that was totally renovated in 2016 and has been finished to a very high standard throughout. The owner has cleverly combined the materials and character of the original barn with contemporary comforts, including a modern kitchen and bathrooms.

## Take A Look Inside

Make your way down the driveway and you'll find yourself surrounded by beautiful countryside. There's parking for several vehicles here, ideal for a family with older children or for social occasions. Take a moment to appreciate the good looks of the warm red brick barn with its pantile roof, then it's time to step inside. You enter the property into a pretty entrance hall with exposed brick walls and a tiled floor. To the left a door takes you into a ground floor bedroom with en-suite shower room that's tucked away from the rest of the accommodation, so would be ideal for an elderly relative for semi-independent living, or for an older teen who likes their own space. Currently it's used as a therapy room and would be perfect for anyone who runs a business and welcomes clients to a home office, treatment room or similar. Moving back through the hall you make your way into the stylish and attractive kitchen. There's a breakfast bar in here, making it nice and sociable, ideal for a cuppa and a chat with friends, and the room is filled with light thanks to the three windows. Sitting up at the breakfast bar you can also watch the birds - the owner has seen a huge variety of species passing by or stopping at the birdfeeders. The kitchen includes a wine cooler, water softener, bin drawer and plumbing for an American-style fridge-freezer, as well as plenty of storage and preparation space. To one side you'll find a useful utility cupboard where you can hang your coats and keep things nice and tidy.





# KEY FEATURES

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## Character And Light

The centrepiece of the barn is the magnificent full-height living room, with gorgeous exposed beams and a beautiful focal point – the log burner set on a granite hearth. This room is the perfect place for family life, relaxing and entertaining, wonderfully light and bright thanks to the dual aspect, with additional windows along the side and set into the roof. The living room also feels lovely and cosy in winter, especially with a fire blazing away in the log burner. Double doors open to the sunny walled courtyard to the rear of the barn, while a further door framed by tall windows opens onto the patio at the front. You have eye-catching views from here out across the patio to the willow tree and lawn and beyond. It's time to head up the attractive spiral staircase to explore the first-floor double bedroom. This would also make a great home office or study. A south-facing window allows the light to pour in, while the exposed timbers add character to this quirky and delightful room. Heading back down the stairs, you move through double doors from the living room into the dining room. Again, it's beautifully bright, with large windows to the south-west and French doors opening onto the part-walled courtyard garden – a real suntrap. The dining room would also be perfect as a garden room and again could be a snug or study. This is a truly versatile home. And there's still more to see...

Coming from the dining room and back through the living room to the far end of the barn, you'll find another double bedroom with views over the front garden, plus an adjoining bathroom. This has been incredibly well designed and has been finished to a high specification. There's plenty of storage, a bath, plus a large walk-in shower with a low-profile tray (ideal if you have limited mobility). Press the button and warm the water before you step under the flow – plus, while you're in the shower, you can see out through the screen, but from outside the shower the glass acts as a mirror. The final part of the property is right at the far end and is a useful laundry room. Having it down here means you're not disturbed by the washing machine, whether in the living room, dining room or kitchen.

## Exploring Outside

We've already mentioned the part-walled rear courtyard, a place where you can sit and soak up the sun, sheltered from any breeze. It's ideal for barbecues too. The barn has a large patio to the front, which wraps around one side, part-enclosed by a beautiful curved low brick wall, offering room for both seating and al-fresco dining. It's very easy to picture yourself sitting out here in the sunshine, relaxing with drink in hand and enjoying the outlook over the lawn and grounds. Another great feature of this property is the size of the garden – you have your own space to enjoy and a high degree of privacy, yet you can also use the 12 acres of communal grounds, offering a community feel.























# INFORMATION

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## On The Doorstep

Shipmeadow is situated in an elevated position overlooking the Waveney Valley, just 2 miles from Bungay and 3 miles from Beccles, so you're spoilt for choice when it comes to amenities. Both are attractive and well-served market towns, with an interesting mix of independent shops and familiar names, including several supermarkets. Families will be pleased to know that both also have highly regarded primary and secondary schools, with private schools a little further afield in Norwich and Loddon.

## How Far Is It To?

The Pump House is within easy reach of the Suffolk Heritage Coast, with the popular seaside town of Southwold and its quieter neighbour Walberswick a 30-minute drive away. The barn is also well placed for access to Norwich, an attractive and historic city with a thriving arts scene in addition to its excellent high-street shopping and abundant foodie options. Norwich station has regular trains to London Liverpool Street. Those who enjoy heading out on the water or exploring nature can visit the Southern Broads, with Beccles offering boating, paddleboarding and kayaking. Nature reserves can be found around the area.

## Directions - Please Scan QR Code Below

Leave Beccles on the B1062 Bungay Road and continue along this road for approximately 3.5 miles. On the left hand side you will see signposting for Viewpoint, take this left hand turn and continue along the drive. When you reach the top of the drive, turn left and follow the tarmac drive, past the willow tree and 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... [pacemaker.losses.painter](https://www.threewords.com/pacemaker.losses.painter)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

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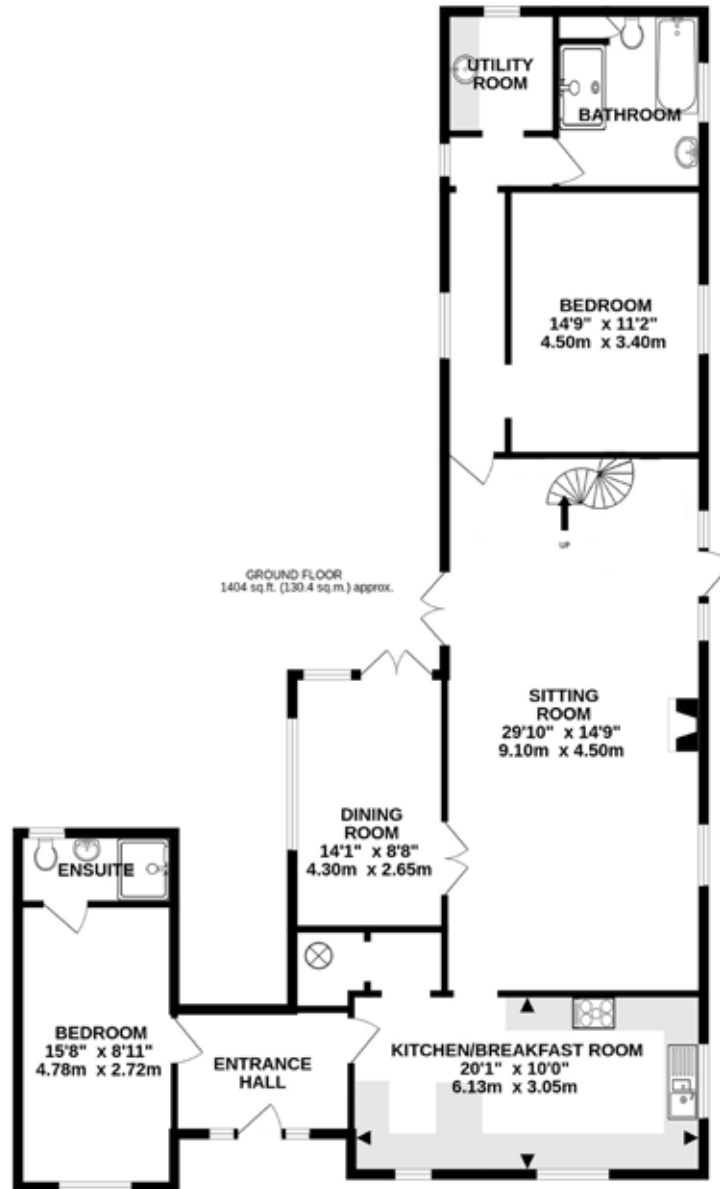
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

East Suffolk Council; Council Tax Band D

Freehold







**TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC.UK.COM			

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