



Station Farm Barn  
Station Road | Ellingham | Suffolk | NR35 2EW



# A SLICE OF COUNTRY LIFE



“Surrounded by farmland offering wonderful views, this barn conversion sits in an idyllic position. Close to Bungay and part of a friendly village, life here offers the best of the countryside without being cut off from community. The property itself is a fabulous family home with generous rooms perfect for parties too. It’s enormously versatile and comes with an annexe, an unconverted barn and a workshop, all set in gorgeous gardens, waiting to be enjoyed.”







# KEY FEATURES

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- A Detached Barn Conversion with Stunning Field Views
- Located in the Village of Ellingham and Close to the Market Town of Bungay
- Sitting in a Plot measuring approximately 0.5 of an acre (stms)
- Detached Brick Outbuilding with Annexe Potential (stp)
- Four Bedrooms in Main Barn; Master with En-Suite
- Kitchen Breakfast Room; Utility Room; Study & Garden Room
- Large Living Room with Vaulted Ceiling Leading to Dining Area
- Well Established Gardens; Workshop; Off Road Parking; Garage
- The Accommodation including Outbuilding with Annexe Potential extends to 4,749sq.ft
- Energy Rating: E

This impressive period barn conversion is packed with authentic character features, such as beams and trusses shown off to best advantage in the soaring vaulted ceiling. With bedrooms over two floors, a potential annexe and outbuildings, there's so much you could do here – live the life you've always dreamed off in this glorious country setting.

## A Creative Touch

This barn has been thoughtfully converted and works brilliantly as a family home and place for entertaining. In recent years, it's been home to a skilled boat builder and carpenter, so it's no wonder that the beams take centre stage throughout the property! He built the garden room and it's individual touches like this that set the barn apart and give it something special. The barn sits in good size gardens on a quiet little lane, so it's a very tranquil place with beautiful countryside all around. You can treat the barn as a place to retreat and unwind, enjoying the peace and quiet, or fill it with friends and family, making memories as you go. It works equally well for both! The owner used to host friends, family and neighbours here on many occasions, with live music from guitarist and accordion playing friends. The music rises up to the rafters!

## Rising To Every Occasion

The heart of the barn is a magnificent sitting room with full height ceiling. A room with real wow factor, it also lends itself to hosting a crowd and the owner's family held many celebrations here over the years. It's part open to a dining room at one end, divided by lovely open studwork, with a bedroom off here. You then move through into the spacious, farmhouse style kitchen breakfast room, complete with sliding doors to the garden to the south-west. A cloakroom and utility complete this end of the barn.









# KEY FEATURES

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On the far side of the sitting room is a study with private bathroom – this could be an excellent ground floor bedroom for anyone with limited mobility. It leads into the garden room beyond, again with doors to the south to let the sunshine pour in. This room is a lovely place in which to relax and enjoy the garden when it's not quite warm enough to be outside. Upstairs, there's a bedroom and en-suite over the study and two further bedrooms and family bathroom over the dining room, allowing for great versatility as to how you use the space. There's also a roomy outbuilding with annexe potential (stp), with a large living and dining room, an open plan kitchen, two bedrooms, a bathroom and a mezzanine.

## Enjoying The Area

Outside, there's a large unconverted barn and a good size workshop. These offer so many options, whether as hobby space, games area, home office, potential annexe – whatever it is you're looking for. The owner even kept a boat in here in the past. There's lots of wildlife across the secluded garden, including owls and many garden birds. The river runs nearby and attracts a great variety of species, so there's always something to see. Cows sometimes graze in the fields, enhancing the picturesque nature of the setting with views of the Waveney Valley. One of the great things about life here is that you're very private but you do have neighbours and people around here are friendly and welcoming. There's a highly-regarded school and a playpark just down the road and wonderful walks on the doorstep. When you need to head to the shops, or you want to pop into town, you don't have far to go as the pretty town of Bungay is just a few minutes' drive from here. Beccles is also nearby and is a lovely place to shop, with a choice of supermarkets. You also have access to the Broads from here and can head out on the water kayaking or paddleboarding, working up an appetite for lunch from one of the many popular eateries. There's also a train station in Beccles, which comes in handy for travel out of the area.



































The Annexe















# INFORMATION

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## On The Doorstep

Ellingham is located to the south of Norwich providing a fine rural feel whilst local amenities are close by. The village itself has a church, shop and restaurant, The Olive Tree. It is located just off the A143 and approximately 2 miles from Bungay and 4 miles from the popular market town of Beccles where you will find a great selection of independent shops and amenities.

## How Far Is It To?

The market town of Diss is just half an hour's drive away and provides a main line rail link to Liverpool Street. Norwich, the Cathedral city and regional centre of East Anglia is approximately 16 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping including the shopping centres situated centrally within the city. The Norfolk Broads can be found just 10 minutes down the road with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east

## Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich, at the McDonalds roundabout, go straight over onto the A143 and continue on this road till the next roundabout, then take a left and continue on the A143 towards Diss. Take the second left onto Church Road signposted to the Church. Take the next right on to Station Road and follow this road round to the left 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... [cyber.rejoined.splash](https://www.cyber.rejoined.splash)

## Services, District Council and Tenure

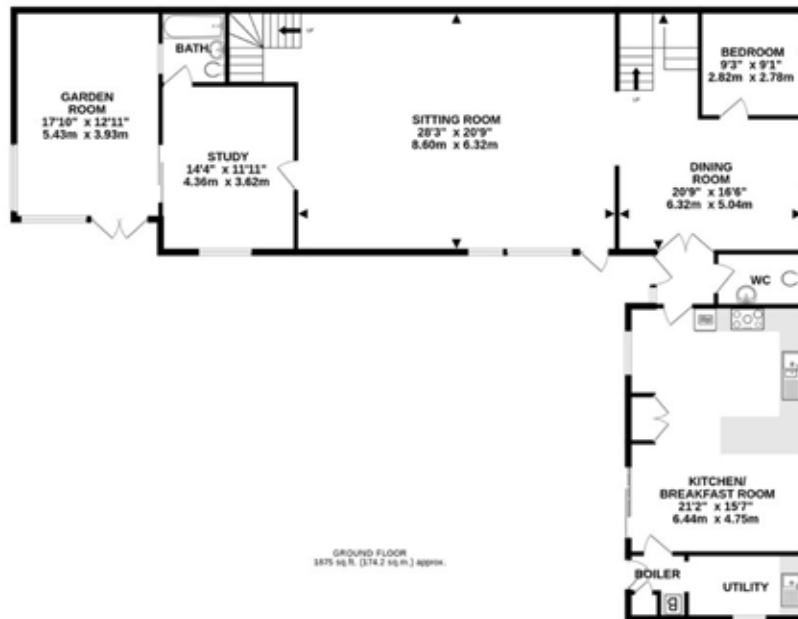
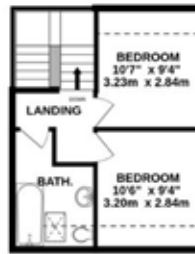
Oil Central Heating, Underfloor Heating Sitting & Dining Room, Mains Water  
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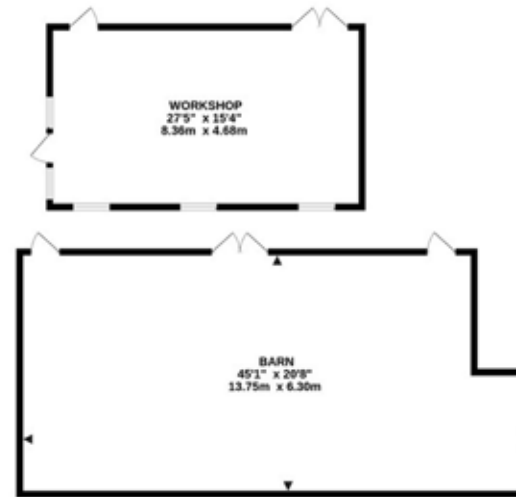




1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



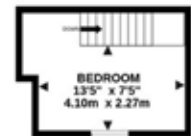
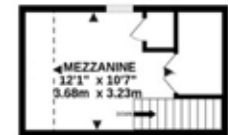
GROUND FLOOR  
1875 sq.ft. (174.2 sq.m.) approx.



OUTBUILDINGS  
1301 sq.ft. (120.9 sq.m.) approx.



OUTBUILDING WITH ANNEXE  
POTENTIAL - GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



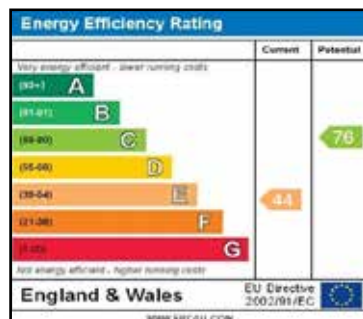
OUTBUILDING WITH ANNEXE  
POTENTIAL - FIRST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.

FLOOR AREA - HOUSE : 2373 sq.ft. (220.4 sq.m.) approx.

FLOOR AREA - ANNEXE : 1074 sq.ft. (99.8 sq.m.) approx.

TOTAL FLOOR AREA : 4749 sq.ft. (441.2 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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