



The Tithe Barn
Sisland | Norfolk | NR14 6EE

COUNT YOUR BLESSINGS



“You have not one, not two, but three properties at this most attractive barn conversion. Currently a much-loved home and two successful holiday cottages, you could enjoy multi-generational living here, or take over the existing business and receive a useful income from day one. Each part of the barns has its own private area of garden, and the surroundings are nothing short of glorious, with far-reaching rural views under those wide Norfolk skies.”



KEY FEATURES

- A Beautifully Presented Barn Conversion located in the Tranquil Area of Sisland
- Four Bedrooms, Two En-Suites, Family Bathroom and Ground Floor Shower Room
- One Adjoined Self-Contained Annexe with One Bedroom and a Separate Two Bedroom Self-Contained Annexe
- Excellent Holiday Let Potential or Ideal for a Family Member
- Three Reception Rooms plus a Snug
- Kitchen/Breakfast Room with Separate Utility, Laundry Room and Ground Floor WC
- Study, Ideal for Anyone Working from Home
- Outbuildings include Two Sheds and a Summerhouse
- Field Views to the Front & Rear
- Ample Parking Available for All Accommodation
- Total Accommodation extends to 4,699sq.ft
- Energy Rating: D for Main Barn and C for Annexes

It's the setting and character that draw people to the barns – and when you come to view, you'll understand their enduring appeal. Beautifully and thoughtfully converted, finished to a high standard, marrying contemporary interiors with stunning character features, all set in grounds with a real sense of openness, off the beaten track but close to the town, there's so much here to appreciate and enjoy.

Cleverly Converted

The barn dates back to around 1760 in its oldest parts and was converted in the 1980s. When the current owner came here, one annexe had been part converted and the other one was a garage. She has renovated and rejigged to create one detached and one attached annexe, both highly successful holiday lets, as well as extending and improving the main barn. The beauty of the barns here is that they are wonderfully light and spacious but also remain cosy and intimate. No cavernous, echoing spaces, rather comfortable and useable rooms that flow effortlessly one to another.

Flexible Living

The main barn is incredibly roomy, with a generous sitting room, complete with inglenook fireplace with a woodburner. This room is part open to the snug, which allows even more light to pour in. The snug has doors to the southeast and you can keep them open in summer and enjoy your morning cuppa in the sun. Next to this you'll find the formal dining room, another light yet characterful room with exposed timbers.





KEY FEATURES

Then you come to the spectacular kitchen breakfast room, with a triple aspect and room for informal dining or for a seating area. The kitchen is open to a family room with a wall of south-facing windows and a door on each side, so it's a lovely sociable space and great for a family or for entertaining. On a practical note, there's a study, cloakroom, laundry, utility, shower room and a storeroom also within the ground floor of the main barn. This storeroom could easily be incorporated into the attached annexe as a second bedroom if desired. Upstairs, two of the four double bedrooms are en-suite, with a shower room shared between the other bedrooms, so you could also run a bed and breakfast here if that's something you're keen to try. The attached annexe has one large double bedroom, a cloakroom and separate wet room, plus a generous and attractive open plan kitchen and living space. The detached annexe has two double bedrooms and a shower room, in addition to the open plan kitchen and living area. Both are very appealing, with plenty of character, and you can see why they have been so popular with people looking to get away from it all and enjoy rural charm and the chance to truly relax and unwind.

Fresh Air And Fun

As previously mentioned, each barn has its own area of garden, and these have been designed with as much care and attention as the properties themselves. The gardens are fenced but you could remove the fencing if you prefer and leave the whole plot open. You can get back to nature here and take a breather, taking in phenomenal sunrises and sunsets and enjoying the starry skies on clear nights. You'll see barn owls, swallows, red kites and more. The owner has planted the gardens to encourage visiting birds, butterflies, bees and more and there are bird boxes and bug hotels. It feels incredibly peaceful and rural here, so it might surprise you to learn that you can hop in the car and be in Norwich in just 15 minutes. You can also walk into Loddon in less than half an hour, or be there in five minutes by car, so you have everything you need close by, including infant, junior and high schools, shops, a doctor's surgery, pubs, sports facilities and more. There are also lovely walks around, including one through a pretty bluebell wood. Beccles is a lovely market town nearby and has a popular lido and the option to go kayaking, paddleboarding and more on the river. You're also well placed for Southwold and Aldeburgh, so you can enjoy days out at the beach.

















Owl Barn





Orchard Barn









INFORMATION



On The Doorstep

There is so much on the doorstep while you enjoy the peaceful, rural nature of Sisland. The market town of Loddon offers a strong community, an excellent centre and day to day facilities, shops and amenities. These include schools and a nursery, doctors' surgery and dental clinic, a Post Office, pubs and restaurants, small supermarkets, library, community venues, a beauty salon, a wellbeing centre, hairdressers, and a number of churches.

How Far Is It To?

Norwich, Norfolk's attractive and diverse Cathedral city, is approximately 12 miles away and has a main rail link to London Liverpool Street. The market town of Beccles is 9 miles away and Bungay just 6 miles away, along with all the attractions of the River Waveney. The Broads, the Norfolk and Suffolk beaches and attractions are generally within an half an hour drive. There are good walks locally and at Sisland Carr (a lovely bluebell and mixed woodland). There are primary schools in Loddon (1 mile), Seething (1 mile) and Thurton (4 miles). Secondary schooling would be in Loddon or Norwich (there are good bus links), or there are schools in the private sector in Langley and Norwich.

Directions - Please Scan QR Code Below

Leave Beccles A146 Beccles Road towards Norwich and continue of this road for 7.5 miles through Hales and until you reach Mundham Road at the roundabout and signposted Mundham/Sisland. Turn left here and then take the 2nd turning into Sisland. Follow the road around the left hand bend, The property will then be on your left.

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... [grief.laminated.swarm](https://www.threewords.co.uk/)

Services, District Council and Tenure

Oil Central Heating for the Main Barn, LPG for the Annexe's

Septic Tank for the Main Barn, klargestester for the Annexe's

Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker

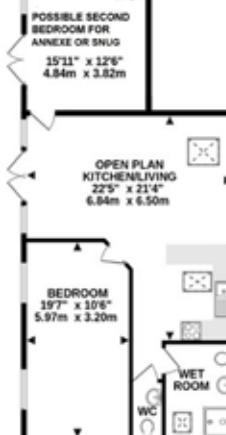
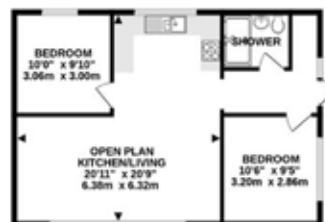
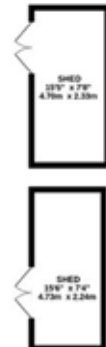
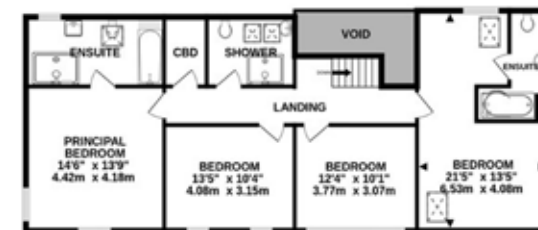
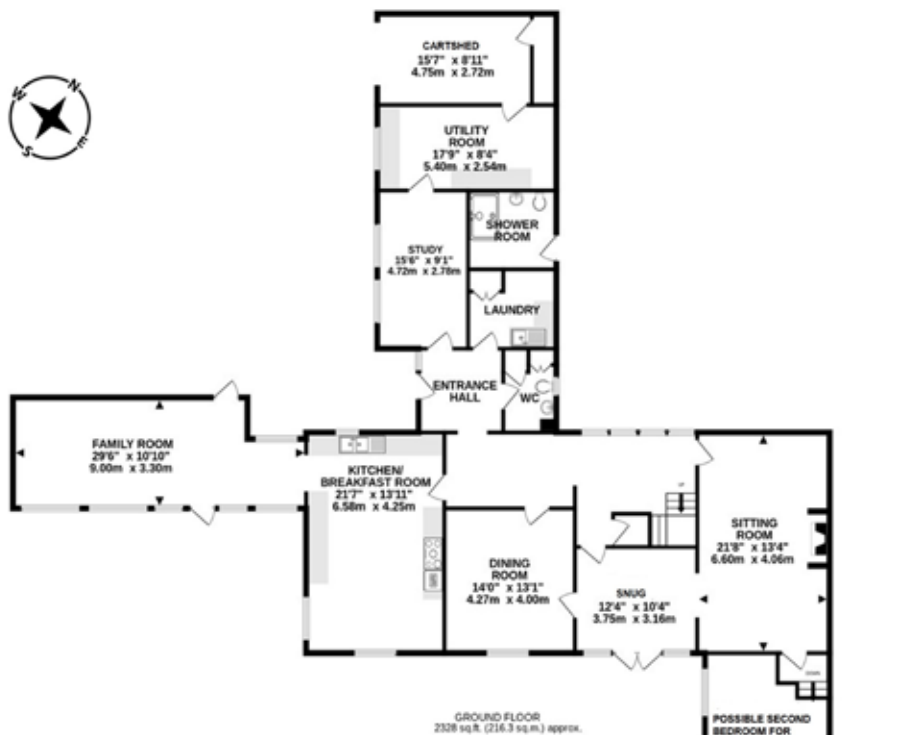
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

South Norfolk District Council - Council Tax Band F

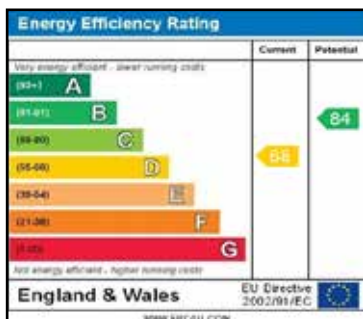
Freehold





FLOOR AREA - HOUSE (EXCLUDING HOLIDAY LETS & OUTBUILDINGS) : 3379 sq.ft. (314 sq.m.) approx.
FLOOR AREA- OWL BARN & ORCHARD BARN) : 1320 sq.ft. (122.7 sq.m.) approx.
TOTAL FLOOR AREA : 5010 sq.ft. (465.5 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
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