



Carlton House Farm Barn & Cottage  
Annis Hill | Mettingham | Suffolk | NR35 1TF

# HORSES AND HISTORY



“Packed with history and offering unrivalled equestrian facilities,  
you have two homes and numerous outbuildings at this impressive property.

Nestled in open countryside with quiet lanes and bridle paths to explore, it’s only a mile from the pretty and historic town of Bungay,  
close to the Southern Broads, the glorious Suffolk coastline and to main roads and transport links.”







# KEY FEATURES

- A Unique Opportunity for Any Equestrian Purchaser, located in a Rural Position between Beccles & Bungay
- An Impressive Three Bed Barn Conversion Offering Versatile Living Accommodation
- A Separate Three Double Bedroom Cottage with its Own Garden
- Cart Lodge with Office and Useful Rooms Above
- An Extensive Range of Useful Outbuildings including Yard Office
- 23 acres of Paddocks and Grazing with Additional Land Available
- Substantial Barn with 11 American Style Stables & Two Tack Rooms
- Outstanding Equine Facilities with 100m x 50m All Weather Arena
- Monarch Five Horse Walker & Lunge Pen
- An Array of Solar Panels providing Additional Income
- The Total Accommodation for Barn and House extends to 6,406sq.ft
- Energy Rating: A & D

With two detached dwellings, both with three bedrooms, superb equestrian facilities and outbuildings and 23 acres of land, with more available by negotiation, this is a fine property indeed. It's been very well maintained and much improved by the current owners and would be ideal if you're looking to run a business, or you're simply a keen equestrian looking to embrace the lifestyle on offer.

## Where The Old Meets The New

There's been a property on this land for centuries – neighbouring Mettingham Castle dates back to the 1300s and was built on the site of a former manor house. The property's name comes from the Norse word 'Carl' which means a freeman, and the people living here would have been freemen who lived off the land – Carlton means town of the Carls. The current properties are rather more modern, with the barn dating back several hundred years and the cottage built in the 20th century. The owners have been here since 1979 and converted the magnificent barn in 2006. The cottage has also been significantly upgraded under their ownership, as have the equestrian facilities.

## All The Generations

The owners raised their children here and it's a magical place for little ones, offering lots of fun in the fresh air and plenty of outdoor activities. Apart from riding, you have scope to keep livestock, to grow your own fresh produce, to play games, build dens and so much more. There's plenty of wildlife too.







# KEY FEATURES

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You have a choice of properties to make your own, with a magnificent three-bedroom converted barn, packed with character and most impressive with its soaring ceiling showcasing the original timbers. It's been sensitively converted and finished to a high standard, with a ground source heat pump and underfloor heating to both floors. There are two en-suite bedrooms on the first floor and an accessible ground floor bedroom and wet room too. The living space is part open plan, with double doors through to the beautiful Aga kitchen, so you can open it up for parties and family gatherings. The cottage, whilst not as large, is still a very good size and would work well for a family, with three double bedrooms and two generous receptions. These properties would be ideal for multiple generations of the family living alongside one another – something that's becoming increasingly popular.

## Everything Equestrian

Each property has their own area of garden, with the south-facing barn benefiting from a paved area with vine-draped pergola, as well as a south and west facing lawn. The properties impress, but there's so much more to see, with a number of outbuildings in good condition. In recent years, the yard has been used for breaking and training polo ponies and, as a result, there are first-class facilities, with 11 Monarch loose boxes, as well as additional stables, tack rooms, a yard office with kitchenette and shower room, a hay barn that could be used for vehicle and machinery storage, a workshop and more. The owners have upgraded the facilities with a Monarch five-horse walker, a lunge pen and a 100m x 50m arena with an all-weather surface, securely fenced on all sides. A further building houses a double car port, a large office with shower room, kitchenette, utility room and above this a reception room, studio and storerooms, so you can see that the land and yard is incredibly well equipped. The plot extends to around 23 acres, with grazing paddocks suitable for year-round use. There's also the potential to acquire a further 47 acres including a grass field previously used for polo and an additional arable field.

## Town And Country

Another huge advantage this property offers is the location. This is an idyllic spot and it feels as though you're miles from anywhere, yet you're only a mile from Bungay. The town has everything you need for day-to-day life, including independent shops, supermarkets, highly regarded schools, places to eat and more. You're also close to the A143, which means it's easy to get out and about across the region.





































# COTTAGE































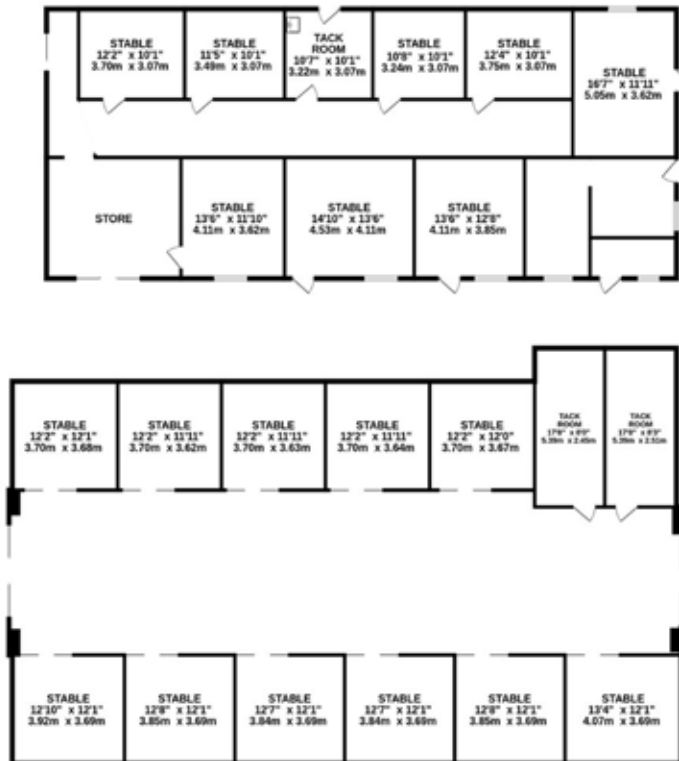
# OFFICE



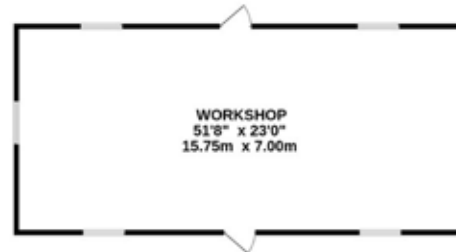








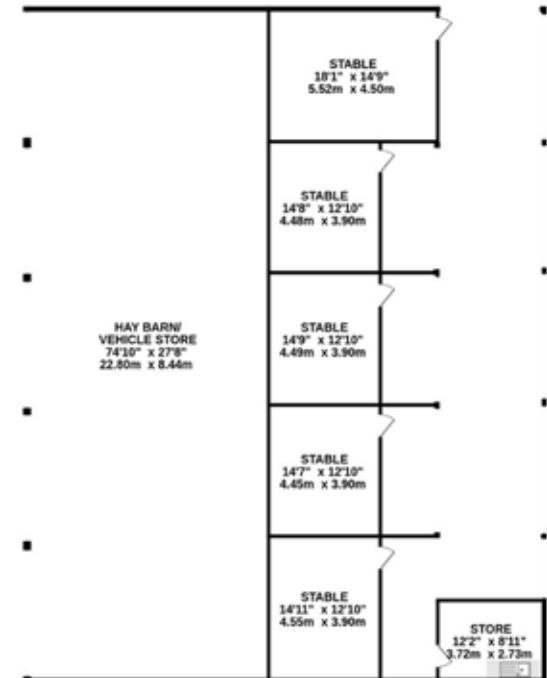
STABLING ONE  
5484 sq.ft. (509.4 sq.m.) approx.



WORKSHOP  
1188 sq.ft. (110.4 sq.m.) approx.



YARD OFFICE  
320 sq.ft. (29.8 sq.m.) approx.



STABLING TWO  
4434 sq.ft. (412.0 sq.m.) approx.

**TOTAL FLOOR AREA: 11426 sq.ft. (1061.5 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](http://www.norfolkpropertyphotos.co.uk)  
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# INFORMATION

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## On The Doorstep

Mettingham is a village close to the River Waveney and situated just 2.5 miles from Bungay and 3 miles from the popular Market town of Beccles. Beccles & Bungay are pretty market towns providing a fine range of local amenities including shopping and banking facilities, a weekly market, a supermarket and individual shops. There are primary and secondary schools in Beccles & Bungay and schools in the private sector in Norwich and Loddon.

## How Far Is It To?

Norwich, the Cathedral city and regional centre of East Anglia is approximately 17 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping & restaurants situated centrally within the city. The Norfolk Broads can be found to the east of Norwich 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 B1062 Bungay Road and continue on this road until you reach Rectory Road on the left hand side. Follow this road and turn right at the end of the lane. At the next junction turn right onto Annis Hill. The entrance to the property will be found on the right hand side. Follow the drive all the way round to the rear and to the right until you reach the Barn & Cottage.

## 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... [cardinal.chucked.airbase](#)

## Services, District Council and Tenure

Ground Source Heating; Private Drainage (Water Treatment Plant)

Broadband Fibre to Cabinet - 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)

East Suffolk Council; Council Tax Band D for Cottage, Barn yet to be assigned Freehold













# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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