



The Barn
Badger Wood Lane | Leiston | Suffolk | IP16 4EU

SIZE MATTERS



“In an enviable location, beautifully tucked away in a secluded position on the edge of the town of Leiston, you’ll find this large and impressive family home.

Built by a local family-run firm with a reputation for quality and excellence, it’s been cleverly designed and well finished. Further upgraded by the current owners, there’s no work to do, so you can move in and enjoy it all right from the start.”



KEY FEATURES

- A Detached Executive Home tucked away down a Quiet Lane in the Town of Leiston
- Six Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom and Guest Bedroom both benefit from En-Suites
- The Ground Floor Bedroom provides Excellent Annexe Potential
- Kitchen/Breakfast Room with Dining Area providing Views and Access to the Garden
- Separate Utility Room and Ground Floor WC
- Two Reception Rooms
- The Gardens extend to approx. 1 acre and include a Wooded Area, Patio, Pergola and Seating Areas
- Double Bay Cart Lodge
- Close to the Desirable Market Town of Aldburgh and Saxmundham Train Station for Commuting to London
- The Accommodation extends to 2,522sq.ft
- Energy Rating: B

The property also sits on a surprisingly large piece of land, with mature trees, sunny lawns and plenty of space for little ones to run around in the fresh air, having lots of fun and enjoying a healthy outdoors lifestyle. This is a rare treat and a real find, so come take a look and make sure you don't miss out!

A Chance To Make Memories

A contemporary home from Badger Building, this property may be modern but it has a timeless feel, with generous, light-filled rooms and pleasing details that add personality, such as the brick fireplace in the sitting room. In recent years it's been home to a family of seven, a testament to its success, both for young children and for multi-generational living. The owners have had family barbecues on the patio, easter egg hunts and Halloween trails in the garden, tried their hand at pond dipping, discovering newts, and toasting marshmallows over the fire. They love to visit the coast and enjoy the beach, picking up fish and chips to bring home and eat by the fire. All in all, it's proved itself a magnificent yet welcoming family home.





KEY FEATURES

Rising To Every Occasion

On the ground floor, the sitting room is a lovely triple-aspect room with the aforementioned fireplace housing a log burner. Bifold doors lead out to the garden, allowing the outside in. Next to this is a family room that would also be a beautiful formal dining room and has access to the kitchen breakfast room. This has a large central island, plus room for dining or seating, so it's a wonderfully sociable space and perfect for the hustle and bustle of family life. The owners confirm this is one of their favourite spots and feels like an oasis where they sit and listen to the sound of the birds early in the morning. Double doors open to the south, so again you have an easy flow between the inside and outside space. Also on this floor is a cloakroom and utility, with a large room that could form a bedroom and living room, so altogether this part of the house could be used as a separate annexe, perhaps for multi-generational living, or for an adult child living at home. Upstairs there are five bedrooms, all doubles, with two benefitting from their own en-suite and the others sharing a stylish family bathroom. The principal bedroom in particular has a lovely view across the garden. The landing is a good size in its own right and the owners have a study area here, overlooking open countryside.

Everything Accessible

The gardens are large and totally private, with formal planting and lawns, a woodland garden and several spots for seating and al-fresco dining. The owners have created a hot tub area where they can sit out under the stars and enjoy the clear skies, and there's ample parking for visiting friends and family at the front of the house. The location couldn't be better – you're on the edge of a town with access to all its facilities, but you have open fields across the road and glorious walks on the doorstep. There's a bus stop a stone's throw from the house and schools in the town. The owners enjoy strolling out for dinner at the local restaurant before walking on to the cinema – all within easy reach. It's also perfect for Thorpeness, Aldeburgh and the coast, as well as shopping in Woodbridge.

Agents Note

Under Section 21 of the Estate Agency Act 1979 we have a duty to inform potential purchasers the vendor of this property is an employee of the Fine & Country Beccles Office.





























INFORMATION



On The Doorstep

Leiston is conveniently situated halfway between Ipswich and Southwold, astride the A12 road. Public transport is provided by rail, with Saxmundham Railway Station being on the Ipswich to Lowestoft line. The market town of Aldeburgh is approx. 5 minutes away and Thorpeness is also only a few minutes away where there is Thorpeness Golf Club.

How Far Is It To?

Leiston is situated 4.5 miles from the quintessentially English seaside town of Aldeburgh on the Suffolk Heritage Coast, with its independent shops, bars and restaurants. Southwold is 13.5 miles to the north. The market town of Saxmundham is just 4.5 miles away and benefits from a train station with links to London Liverpool Street via Ipswich. The town of Ipswich is 27 miles drive to the south.

Directions - Please Scan QR Code Below

From Beccles, take the A145 London Road until you reach Blythburgh. Turn right onto the A12 and continue along this road until you reach Yoxford. Then turn left onto B1122 towards Leiston and through the village of Theberton. Continue following the road until you come into Leiston. You will approach a four-way set of traffic lights. Follow the road straight and take the 2nd left onto Kings Road. Turn Right then onto Aldeburgh Road and follow this road for a few moments. Turn Right onto Goldings Lane and then almost immediately right again onto Badger Wood Lane, the house will be 1st on the right.

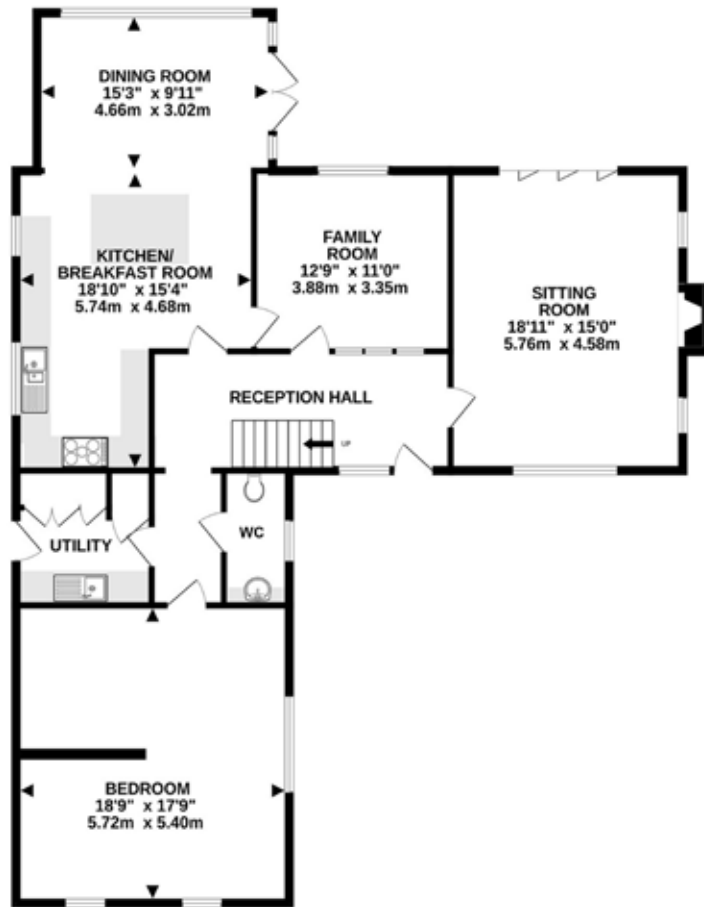
What Three Words Location

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... [runner.powers.trinkets](#)

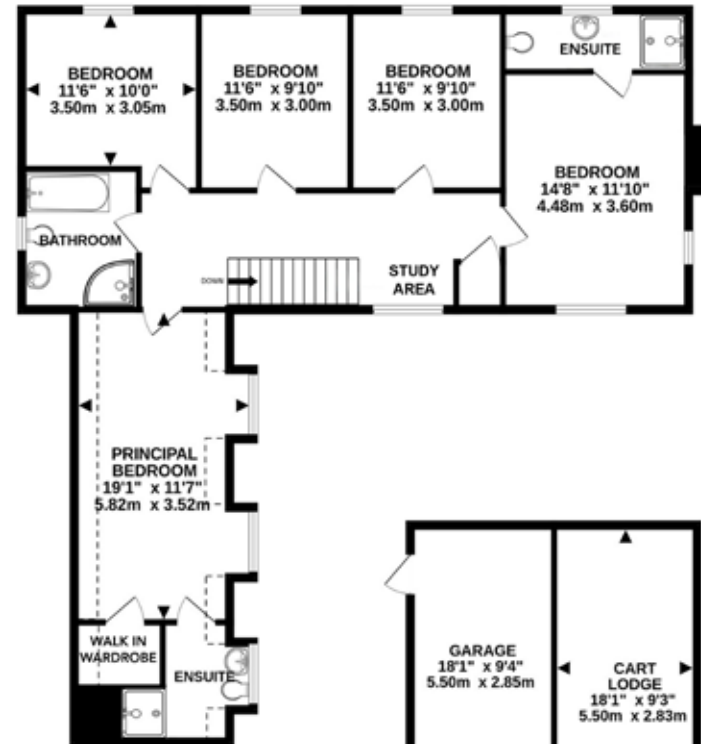
Services, District Council and Tenure

Gas Central Heating - Underfloor Heating to the Ground Floor, Radiators Upstairs
Air Source Heating and Air Conditioning to Ground Floor Bedroom
Mains Water, Mains Drainage
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
East Suffolk District Council - Council Tax Band F
Freehold

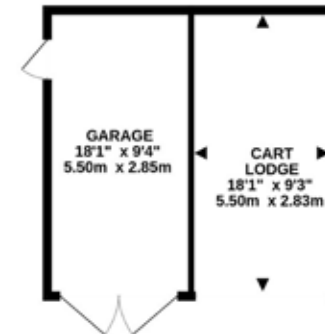




GROUND FLOOR
1445 sq.ft. (134.3 sq.m.) approx.



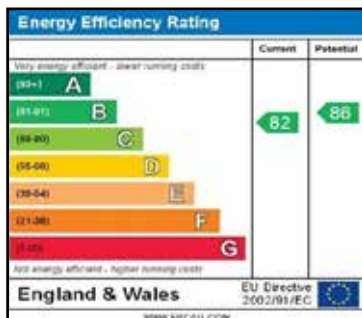
1ST FLOOR
1107 sq.ft. (102.9 sq.m.) approx.



GARAGING
336 sq.ft. (31.2 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGING) : 2522 sq.ft. (237.1 sq.m.) approx.
TOTAL FLOOR AREA : 2888 sq.ft. (268.3 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
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