



The Shedd  
Yarmouth Road | Kirby Cane | Norfolk | NR35 2HJ

# ESCAPE THE EVERYDAY



If you have always craved life in the country but can't bear to be too far from amenities, this is the home you've dreamed of!

With four bedrooms, three bathrooms, stunning, sophisticated social spaces, minimal maintenance gardening and a gorgeous summer house to really get the holiday vibes, you are spoilt rotten.

Whilst rural, you are not isolated with a few lovely neighbours and nearby Bungay and Beccles for wonderfully easily accessible services.







# KEY FEATURES

- A Superb Stylish Barn Conversion - Contemporary Meets Traditional
- Beautiful Vaulted Kitchen/Dining Room - Open to the Living Room
- Separate Utility Room and Ground Floor WC
- Study/Bedroom 5
- Large Ground Floor Principal Bedroom with Ensuite
- Ground Floor Guest Double Bedroom with Ensuite
- Two First Floor Double Bedrooms and Family Bath/Shower Room
- Lovely South Facing Garden with Summerhouse
- Double Cart Lodge with Adjacent Wood Store
- The Accommodation extends to 2,118sq.ft
- Energy Rating: D

This fantastic barn conversion was a personal project for the current owners who bought it as a threshing barn, affectionately called 'a shed' in 2018. It has been a true labour of love and really was 'hand built' from roof trusses to the outside garden wall, completing the renovation in 2020 to create this beautiful home. The attention to detail with careful consideration to embrace the character but afford modern luxuries, has been a triumph. The layout is perfect, with connected living, dining, and kitchen space, inviting people together, but with a cosiness for when it's just the two of you at home. This cheery, welcoming home is decorated with a neutral palette to showcase the beautiful beams and leaves a blank canvas for new owners to move straight in and create their own style.

## Step Inside

Stepping in past the tasteful bay trees, the layout of this home is beautifully straight forward with a main entrance hall from which all the ground floor rooms are found, and with social spaces thoughtfully positioned away from sleeping areas. The bright vaulted kitchen/dining area is pure revelation when stepping into it from the hallway - with floor to ceiling glazing and two sets of double doors to the garden, the space is absolutely swathed in natural light. The navy blue cabinetry adds a pop of colour and personality and houses appliances in an L shaped design in one corner - the large island is a natural hub for relaxed entertaining, and with seating and further storage makes this a practical feature. The dining table sits just next to the island making a perfect setting for formal suppers or for hosting a crowd with plenty of room for guests to linger over conversation with the cook. This kitchen/dining room is open planned with the living room, the flooring seamlessly bringing the spaces together, bathed in sunshine from floor to ceiling glazing again with double doors to connect inside and outside, and has a magnificent log burner with built in log store for snuggling up in the cooler months. Back into the hallway, with its practical LVT flooring, you find the utility room and next to it the perfect home office - away from social areas and from the bedrooms beyond. Next you find the cloakroom and a guest room with elegant en-suite. The principal bedroom, once the calving unit of the original barn, is breathtaking with a vaulted ceiling promoting an atmosphere of space and calm; ancient beams give way to a stylish shower room with enormous walk-in shower, displaying a successful marriage of the ancient and contemporary.









# KEY FEATURES

## Luxury And Practicality

Designed to high specifications, with Finnish triple glazing, and underfloor heating this stunning home is economic to run. The barn has a friendly welcoming atmosphere throughout – the kitchen with standout navy cabinetry adds texture and mood and is a testament to the blend of ancient and modern in this tasteful transformation. The home feels layered with ancient weathered original beams, to contemporary expanses of glazing, and is still a home that will evolve with you, with the rooms being versatile in their use. Whether just two for supper in the kitchen or 12 for an all in family lunch, the space works – the open plan design always includes the chef in the conversation... and the wine! For a large family, the four or possibly five bedrooms and three bathrooms afford everybody space and privacy, or for those fancying a bit of ancillary income, the first-floor bedrooms and bathroom could work well as Airbnb accommodation. With ground floor principal and guest bedrooms both with ensuite, the home is futureproofed too – whether moving in family requiring accessible facilities or staying forever yourself. The summer house whilst gorgeous as it is, could also work as a home office or gym.

## Explore Upstairs

Stairs from the entrance hall leads to the landing where you find two further generous bedrooms and an expansive family bathroom. This floor feels like a guest suite with spacious bedrooms allowing room for double beds as well as beds or cots for little people and is the ultimate quiet space for bedtime stories. The expansive family bathroom with restful leafy wallpaper, offers a fabulous freestanding bathtub and large shower – plenty of space for a long soak in peace with a glass of wine. Equally this floor would work as rooms for older children, giving them a little independence with space of their own, or as work from home spaces.

## Step Outside

The barn is found at the end of a private tree lined driveway, with double cart lodge with storage above and parking. The south facing, fully enclosed gardens have borders planted with a variety of colourful evergreens and as they mature will grant even more privacy. A huge terrace running the total width of the barn, with space for dining, lounging and fun reinforces this inside outside design with the terrace connected by three sets of double doors to both kitchen/dining and living zones. The gorgeous summer house is a real mood booster, with folding bar and a wall of bifold doors; the owners often have supper here in summer, relishing the gorgeous sun sets. It is linked to a thoughtful covered area for hot tub, or dining table, with protection from the weather to guarantee enjoyment of an English summer. It is like taking a holiday at home, relaxing in the hot tub with a glass of fizz, watching the children play games on lawns.

## 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 Diss Office.

















































# INFORMATION

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## On The Doorstep

Kirby Cane is a pretty village scattered with period homes and a historic church. The barn is just a 15-minute walk from the local shop or Geldeston Wherry Inn on the river, great for canoeing and paddling boarding. The market towns of Beccles and Bungay are both around 4 miles away, offering a broader range of shops, services, and eateries, including Earsham Street Café. You will also find a fishmongers, greengrocer and artisan butchers, bakers and deli. Outney Common in Bungay is a popular place for walking and wildlife watching, whilst a round of golf can be enjoyed at Bungay and Waveney Valley Golf Club.

## How Far Is It To?

Buses run from Beccles to the cathedral city of Norwich taking around 20 minutes and for commuters to London, mainline rail services to London Liverpool Street run from nearby Diss with journey times from around 90 minutes. The Suffolk Heritage Coast, including the ever-popular seaside towns of Southwold and Aldeburgh, is approximately 18 miles 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. Take a left hand turn onto Church Road and then the next left again onto Old Yarmouth Road. Follow this road until you reach a driveway on the right hand side signposted The Shedd. Turn right and the property will be found on the left 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... [test.makeovers.grabs](https://test.makeovers.grabs)

## Services, District Council and Tenure

LPG Gas Heating, Underfloor Heating Downstairs, Mains Water  
Private Drainage via Water Treatment Plant  
Broadband Available - ADSL - 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)  
South Norfolk District Council - Council Tax Band F  
Freehold



Accommodation: 2,118 sq.ft (196.7 sq.m) - Garage/Outbuildings: 629 sq.ft (58.4 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for Fine & Country Estate Agent.

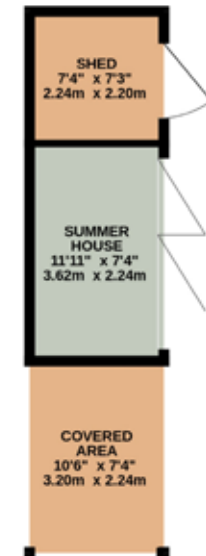
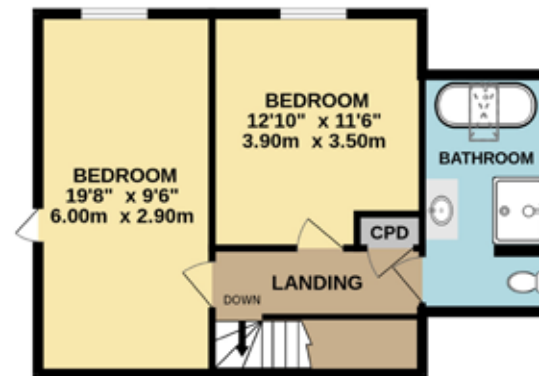


**Floor Plan Details:**

- KITCHEN/DINING ROOM:** 19'8" x 19'0" (6.00m x 5.80m)
- LIVING ROOM:** 19'0" x 15'5" (5.80m x 4.70m)
- STUDY:** 12'10" x 7'7" (3.90m x 2.30m)
- BEDROOM:** 12'10" x 10'6" (3.90m x 3.20m)
- PRINCIPAL BEDROOM:** 19'8" x 16'5" (6.00m x 5.00m)
- ENTRANCE HALL:** Includes a staircase labeled "UP" and a "CPD" (Cloakroom/Plant Room) area.
- Other Rooms:** ENSUITE, WC, UTILITY ROOM, and WARD.

The floor plan shows a rear extension with three main areas:

- SHED/WOOD SHED**: 15'5" x 7'10" (4.70m x 2.40m)
- CARPORT**: 15'11" x 9'1" (4.85m x 2.77m)
- GARAGE**: 15'11" x 9'2" (4.85m x 2.79m)



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D	59	66
E		
F		
G		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive 2002/91/EC







# FINE & COUNTRY

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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.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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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