



The Grange
Rowley Mews | Leiston | Suffolk | IP16 4FJ

INSTANTLY AT HOME



“As you approach this small group of countryside homes, you see what looks to be a handful of converted barns, set well back from the road on the outskirts of the village. In fact, these properties were built just a few years ago, so you have the warmth and charm of a barn conversion with the comfort of a contemporary home – and no work to do!”



KEY FEATURES

- A Bright & Spacious Link Detached Family Home in the Village of Leiston
- Four/Five Double Bedrooms- Three are on the Ground Floor
- Ground Floor Shower Room and First Floor Bath/Shower Room
- Kitchen/Dining Room with Separate Utility, Boot Room and WC
- Open Plan Sitting Room and a Garden Room
- A Modern Finish can be found Throughout the Property
- Underfloor Heating to the Ground Floor
- Large Rear & Side Garden with Patio Area
- Double Cart Lodge with Fitted Solar Panels
- Close Proximity to Award Winning Market Towns of Southwold & Aldeburgh
- Saxmundham Train Station Only 10 minutes away with Easy Links to London
- Energy Rating: B

Step inside this beautiful rural property and you're sure to be impressed. Spacious, bright and welcoming, it's a wonderful home and enormously versatile too. Incredibly stylish, immaculately presented, it lends itself to family life and to social occasions, plus it's close to the coast, so you can spend your morning birdwatching in Minsmere and your afternoon rowing on the lake at Thorpeness.

More Than Meets The Eye

Completed in 2019, this property has the look and feel of a barn but is actually a bespoke build. It's part of a small and exclusive development on a former farmyard. The owners came across it when the footings had been laid but very little else had been done, so they were able to have input into the fixtures and finishings, including the kitchen, bathroom, flooring and tiling, making their home exactly as they had imagined. They have further upgraded it since and the result is both attractive and impressive. Whilst they're excited to be moving nearer to their grandchildren, they will both find it a wrench to leave this very special place.





KEY FEATURES

Live Life Your Way

The heart of the home is a spectacular, double-height sitting room, with a wall of sliding doors to the garden on one side and a Scandi-style log burner in the centre of one wall. Light and airy in summer, it's wonderfully cosy in winter too. It's open to the kitchen diner, which is another sizeable space and also impressive, with the open nature making it perfect for entertaining. There's also a boot room, utility room and cloakroom. To one side of this living area are two bedrooms sharing a shower room, so you could live entirely on the ground floor if needed. To the other side are a further two bedrooms, both with sliding doors to the garden. One is currently used as a snug and TV room and it would also be great as a playroom for little ones or den for teens. Upstairs makes a great suite in its own right, with the principal bedroom plus a beautiful and luxurious bathroom with feature bath and separate shower. There's a lovely mezzanine study up here, and a huge amount of storage, which is handy as the owners like to be clutter free.

Go Exploring

Outside, in addition to plenty of parking, you have a sheltered and sunny walled courtyard area to the south, off the snug or garden room, a large patio outside the sitting room and a lawned area sweeping around the side and rear of the barn-style home. You get the sun out here all day long, so it's a lovely place to sit out and relax. You can go for walks in the surrounding countryside or stroll into the village for a bite to eat. There's a leisure centre, football club, supermarket and both primary and secondary schools, so you're well served here. The village is close to the coast and perfect for family fun in Aldeburgh or Southwold, walks on the dunes at Dunwich, dinner by the river in Woodbridge – you have access to all the attractions that bring holidaymakers to the area year after year, but you're also part of a year-round community.

























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 reach the outskirts of Leiston, Rowley Mews is located on the right and The Grange is located towards the far end of the Development on the right.

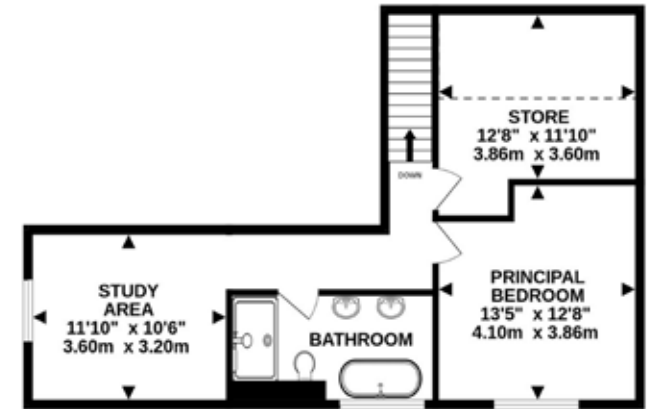
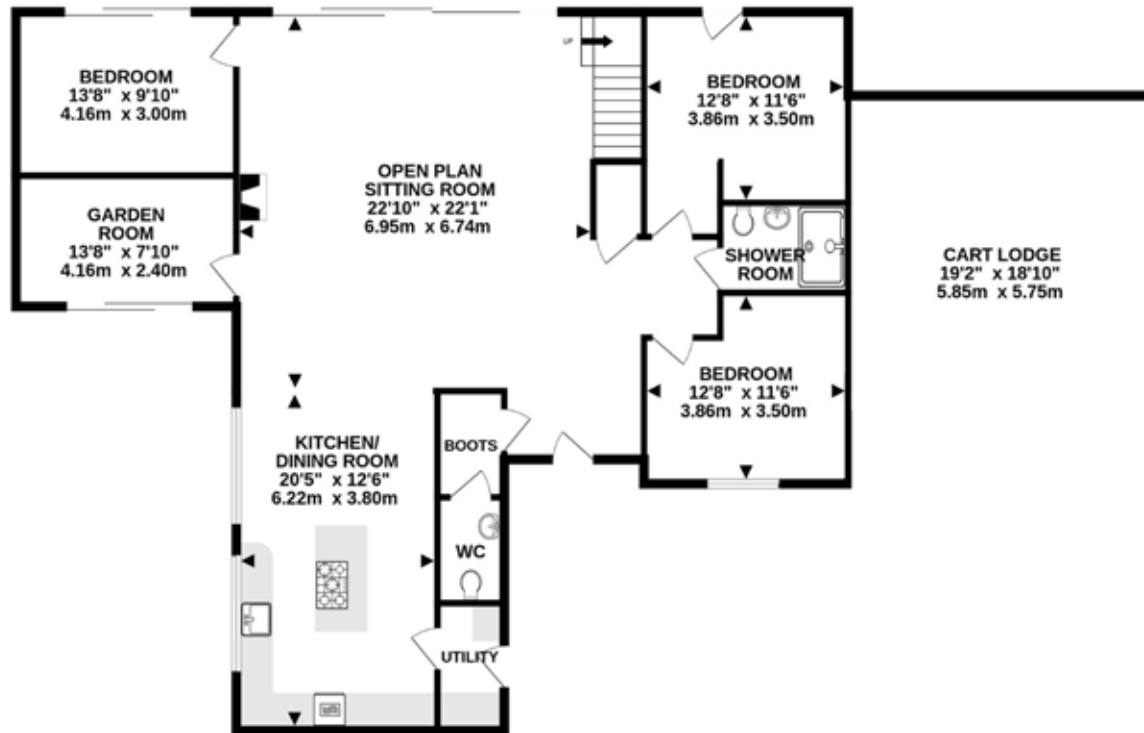
What Three Words Location

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... [friend.manly.desire](#)

Services, District Council and Tenure

LPG Gas Central Heating, Underfloor Heating to Ground Floor
Radiators to First Floor, Mains Water, Mains Drains, Solar Panels
Broadband Available - FTTC - 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



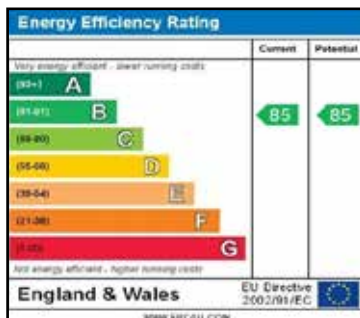


GROUND FLOOR
1907 sq.ft. (177.2 sq.m.) approx.

1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.

TOTAL FLOOR AREA: 2507 sq.ft. (232.9 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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