



The image shows a large, historic building, likely a barn conversion, featuring a complex roof structure with multiple gables and a central courtyard. The exterior is a mix of red brick and dark, weathered wood siding. The roof is covered in reddish-brown tiles. The building is surrounded by a well-maintained lawn and a gravel driveway. In the background, there are lush green trees under a blue sky with scattered clouds.

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HOME

## PAST AND PRESENT

Located just minutes north of the town of Diss, yet surrounded by open countryside is this stunning modern barn conversion with six bedrooms, seven bathrooms and an enviable garden that makes this home feel like a modern-day Manor house while still providing plenty of versatile and comfortable living space to suit almost any need.

The original barn structure was developed in the early 2000's to create a large, versatile home that has been given a new sense of life and vibrancy under the loving tenure of the current owners, who have created a stylish and functional property where they have enjoyed hosting family and friends, 'especially at Christmas, when the house just looks so magical.' Typical of countryside barn conversions, much of the property's spectacular timber frame is on view throughout the house, especially in the stunning main stairway where the vaulted ceilings rise all the way to the roof, giving the effect almost of a medieval banquet hall. Though the house is full of quintessential historic charm, there is little about the property that is stuck in the past, as the property boasts modern conveniences such as stylish bathrooms, underfloor heating throughout, and super-fast internet, a rarity in such a rural property.





*A Breathtaking Setting*

## *The Art Of Renovation...*

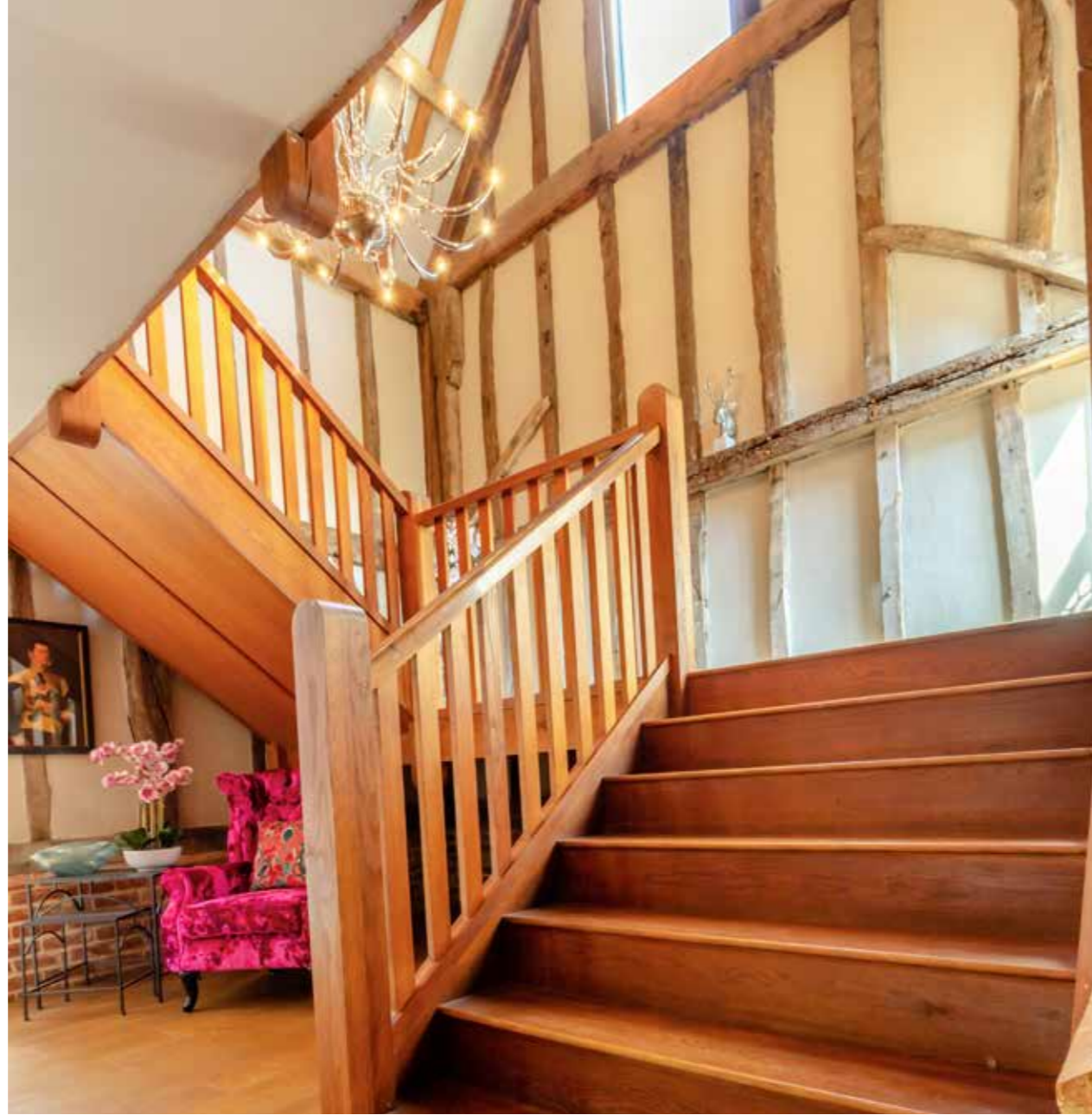
Upon entry into the magnificent main hall, you are immediately struck with just how large and spacious the property is. A handsome brick fireplace houses a large wood-burner that provides a cosy heat for this central space. To the left is the large kitchen and breakfast room complete with bespoke units and granite countertops that wrap neatly around the modern appliances, including a dishwasher and under counter wine fridge. The larger appliances are negotiable with the sale of the property and this includes a large American-style fridge/freezer and full-height wine refrigerator, as well as a luxurious Lacanche gas range which looks resplendent amongst the stylish cabinetry and is the envy of any professional or amateur chef. The kitchen opens into a large dining room with two double-doors that open onto the sizeable deck and a rear door that opens to the main drive, allowing natural light to fill this room from morning until dusk. It should be noted that the breakfast room is large enough to serve as a main dining space, which opens up further possibilities to utilise the dining room as another living space, such as a play room or snug. Beyond the dining room (and accessed from the exterior of the house) is a separate office with its own shower room, which is perfect for running a business at home and also offers the possibility of flexible accommodation suiting absolutely any family configuration.

Back in the main house, to the rear of the main hall is another grand space utilised currently as a garden room and gym by the owners. With a stunning sloped ceiling that is entirely glazed, this room is absolutely drenched in natural light, making this room ideal as a winter garden space or as an artist's studio. Across from this room is a large utility, and to the rear of the open fireplace in the main hall is a large sitting room, part of which has been utilised as a study by the current owners. To the side of the office area is a small snug, ideal for sitting down to read a book on a cosy winter's night. The second part of the main sitting room is a truly grand two-storey space with ceilings that rise all the way to the vaulted roof, making this one of the many breathtaking moments you can't help but to stop and admire when exploring this vast house. Finally, a rear hall to the side of the sitting room includes a second staircase which leads up to two guest rooms on the first floor, both enjoying en-suite shower rooms and both with playful mezzanine levels that make both rooms a joy to explore. Back on the main level, the rear hallway also leads to another guest bedroom, again with its own en-suite shower room, as well as to the door that opens out to the covered parking area.









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### *Spacious Accommodation*

The main feature staircase in the entrance hall leads up to another first floor section where you'll find two guest bedrooms, a family bathroom, and the principal suite. One of the bedrooms enjoys its own en-suite shower room and, like the other first-floor guest rooms, opens up to a secret mezzanine level. The second guest bedroom sits next to the principal bedroom and could possibly function as an additional dressing room for the principal suite or as a home gym. The principal suite truly is everything the discerning modern buyer can possibly hope for. 'It's a really special place,' said the current owners, 'with the Juliet balcony that looks over the pond and the vaulted ceilings: it's always a great place to relax.' The large bedroom is airy and bright, and a small stair leads up to a large mezzanine level where the current owners have created a stylish dressing room. Additionally, double doors from the main bedroom area open into a large en-suite that also includes a dressing room space. The en-suite is spacious and modern with a beautiful claw-foot freestanding bath, a large walk-in shower and double vanity units, making this an ideal spot to both start and end your day.







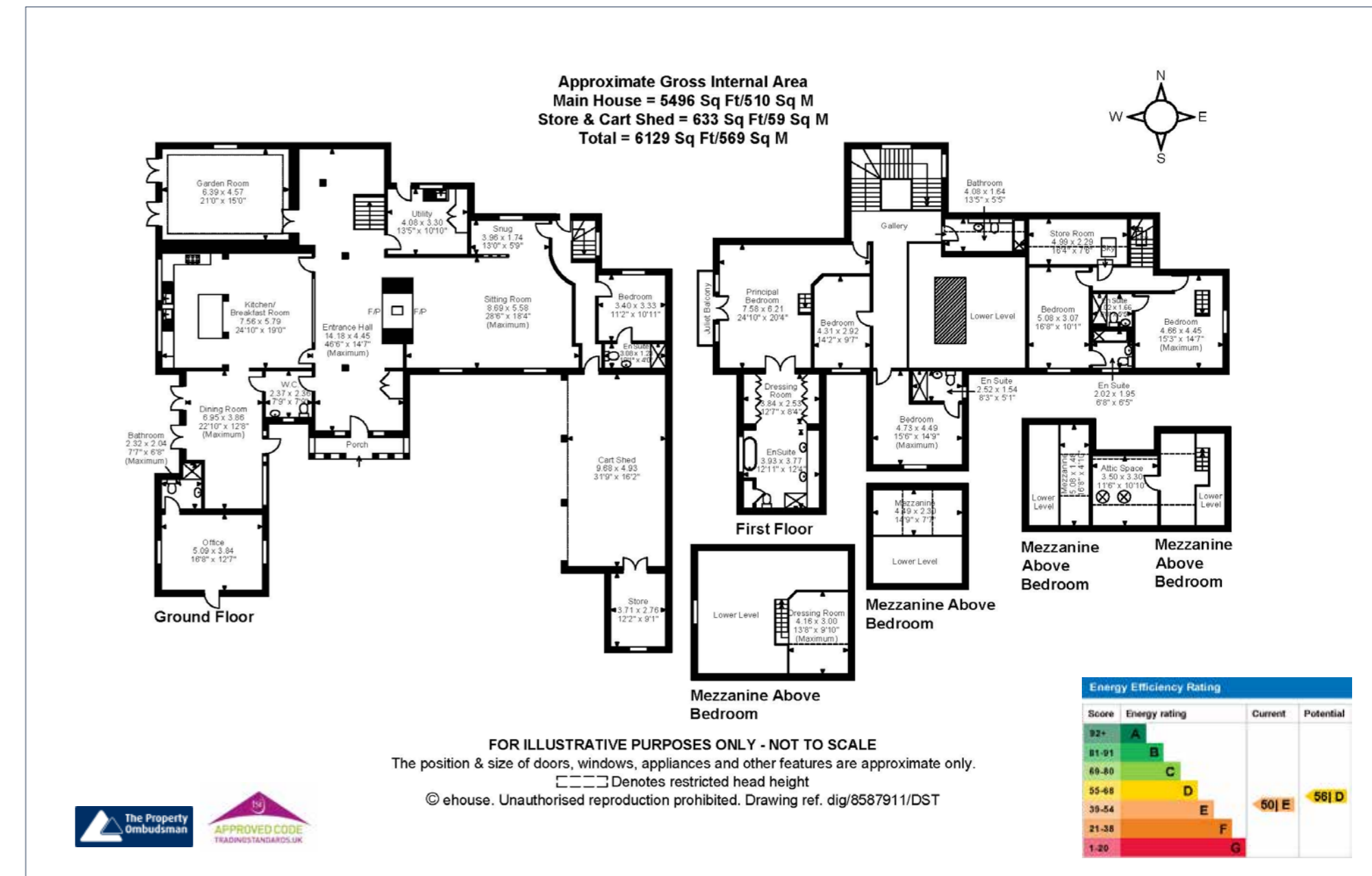
### *An Envious Location...*

The property enjoys a plot of around one acre that is mostly bordered by open farmland and fields. To the front of the house is a large drive with parking for multiple cars, including under a three-bay cart lodge which provides sheltered parking and an opening directly into the house, ideal when returning home on rainy days. The garden extends essentially from the side of the house where most of the living areas are and faces west, so that this area is in direct sunlight pretty much from late morning all the way until sunset throughout the year. Directly to the side of the house, and accessed from the dining room and garden room is an immense deck which looks directly over a large pond and has been a real asset to the current owners when hosting sizeable garden parties at the property. To one side of the decking area is an additional stone terrace with a brick-built BBQ outdoor kitchen that also overlooks the lake. 'We've made some really fantastic memories out there,' said the current owners of the outside space, 'but it's not just about the entertaining; the garden itself is so calm and there's so much to explore, and that's one thing we wanted when we moved here, we wanted to be more fulfilled outside of work and the garden gave us more of a drive to get out of the house and enjoy the fresh air.'

# LOCATION

Beyond the large pond, the garden is mainly laid to lawn with mature trees and hedging rising along the border of the property on either side. Additionally, a stone path leads back to the so-called "secret garden," where a stone and flint structure gives the appearance of a medieval ruin but is actually just a beautiful feature that opens into a secondary lawn area that also hosts raised beds for planting fruits and vegetables.

The current owners describe the local village as a 'small and typically rural community but there is a tight-knit core right around the house,' and after banding together to bring superfast internet to the area, the friendly community has remained a real asset to the owners, who have enjoyed hosting neighbourhood garden parties and even Easter egg hunts for the locals. The owners add that there is a wonderful gastro pub located around a twenty-minute walk via the local footpaths, which they found to be a great place to escape to for a drink and a meal on a warm, sunny afternoon. The village itself sits just to the north of the town of Diss, which lies on the border between Norfolk and Suffolk and is where you'll find an array of daily amenities, including a range of shops, cafes and restaurants, as well as a local football club and leisure centre. Diss is also where you'll find the catchment secondary school, which has received a "Good" rating from Ofsted. The current owners also note that some of the children in the village have also received placements at the immensely popular Hartismere School in Eye, and that the property is located around a 40-minute drive into the centre of Norwich, where there are a range of sought-after independent schools, including the Norwich School, which regularly appears on the list of top 100 independent schools in the country. Finally, Diss is home to the nearest mainline train station, which is less than a ten minute drive from the property. The station lies along the Norwich to London line, with trains to Norwich taking around twenty minutes, and journeys into London's Liverpool Street Station lasting around ninety minutes.



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An aerial photograph of a large, multi-story estate with a prominent pond in the foreground. The property is surrounded by lush green lawns and mature trees. In the background, there are rolling green fields and a line of yellow flowers under a clear sky. The estate features a mix of brick and dark-colored buildings with gabled roofs.

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## EXQUISITE HOME

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The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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