



High Road, Needham - IP20 9LG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



High Road

Needham, Harleston

Located in the heart of NEEDHAM with plenty of charm and character, this BESPOKE BUILT BARN CONVERSION presents a unique opportunity to acquire a modern and EFFICIENT two-bedroom dwelling. Crafted in 2016, this detached house boasts an OPEN PLAN LAYOUT spanning approximately 1000 square feet, offering a seamless blend of contemporary design and rural allure. The UNDERFLOOR AIR SOURCE HEATING ensures comfort and sustainability, whilst the IMPRESSIVE DETACHED GARAGING newly constructed with W/C and gas central heating has clear potential for conversion into an annexe, spanning 650 square feet (stms), and provides ample possibilities for customisation. Not only is there potential for annexe/letting, there is also huge scope for someone looking to run their business from home (stp). Situated on a PRIVATE and WOODED plot of approximately 0.7 acres (stms) the gardens are part moated and contains 14 ash trees, this property offers a sanctuary away from the bustle of urban life.



The presence of additional outbuildings including a WONDERFULLY CONVERTED RV into a self contained potential air B & B adds to the versatility, creating an ideal setup for holiday letting. Ample driveway parking further enhances the convenience and desirability of this remarkable and unique abode.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Bespoke Built Barn Conversion
- Modern & Efficient Two Bedroom Barn Built In 2016
- Open Plan Accommodation Extending To Approx 1000 SQFT
- Underfloor Air Source Heating
- Detached Newly Built Garaging Suitable For Annexe Of 650 SQFT (stms)
- Private & Wooded Plot Of Around 0.7 Acres (stms)
- Additional Outbuildings & Converted RV Ideal For Holiday Letting
- Ample Driveway Parking

Needham is ideally situated close to the vibrant market town of Harleston which is filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking.



SETTING THE SCENE

The barn is approached in the heart of Needham on the High Road. From the road side the barn does not give a lot away with everything rear facing. There is a gated driveway to one side of the barn leading to the hard standing parking area and to the other side is a pedestrian access leading to the main entrance door to the rear.

THE GRAND TOUR

Barn - Entering the barn via the main entrance door to the rear you will find the kitchen/breakfast room finished to the exacting style of the current owner. There are a range of wall and base level units with solid worktops over, double butler style sinks, double range oven with hob and extractor fan over as well as space for all other white goods. The kitchen flows into the main reception space which is predominantly open plan with space for a dining table centrally, exposed brick work and a woodburner, tiled flooring with underfloor heating throughout, double staircase, a range of built in furniture and space for soft furnishings. There is a further reception space to the rear with double doors leading out and a door leading into the ground floor bathroom. The bathroom is fully tiled with a large deep bath, separate shower cubicle with rainfall head, w/c and hand wash basin.

Heading up to the first floor, both bedrooms are semi open plan to the barn and the ground floor and accessed via their own stair case. Both bedrooms have built in wardrobes and one has the addition of an en-suite WC.

Garaging - The garaging which was also architecturally designed would be easy to convert into living accommodation if required and STP. Spanning approximately 650 sqft it is the size of large triple garaging with space on a possible first floor. There is currently a w/c and hand wash basin as well as gas fired central heating to the garaging.

Converted RV - Having been tastefully converted the former RV is perfectly positioned within the plot in order to rent as a holiday letting option (stp). The RV offers a double bedroom, kitchenette with worktops, oven and hob and space for fridge/freezer as well as a seating area and a shower room with W/C. The RV benefits from its own private drainage and it linked to the mains supply as well as air conditioning for heating and cooling.

FIND US

Postcode : IP20 9LG

What3Words : ///union.amphibian.solo

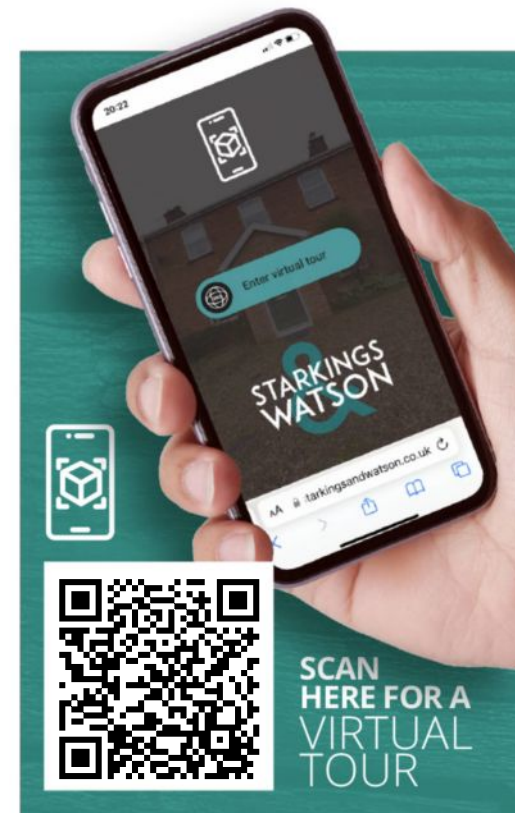
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised the barn provides underfloor air source heating with the garaging offering gas fired central heating.

Both are served via a Klargester for drainage with other mains services connected. The converted RV benefits from its own private drainage.



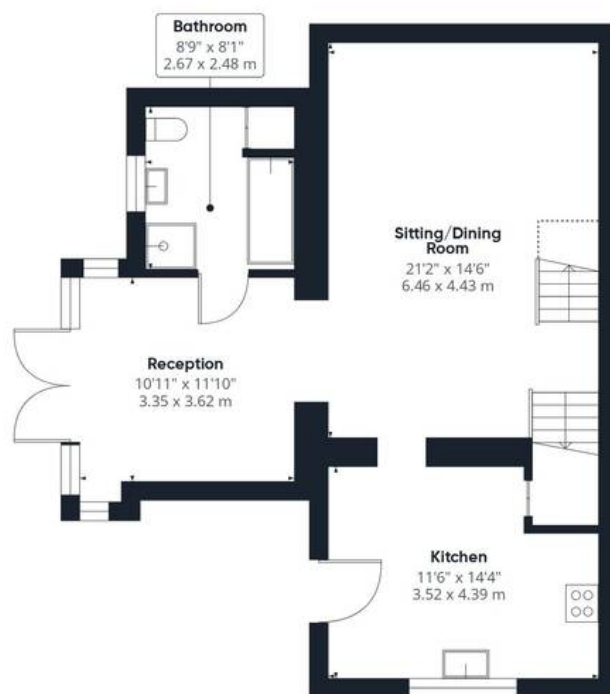




THE GREAT OUTDOORS

The outside space is split into a few different sections with the first section to the rear of the barn providing a paved patio area which then leads onto the hard standing with ample off road parking. There is a five bar gate onto the next section which is shingled providing access to the large detached garaging with an area to the side which houses the newly installed Klargester system for domestic waste water. Beyond the tree lined shingle you find the main section of garden which opens out to create a magical, mature garden with 14 ash trees, mature hedging, shrubs and a small moat with the river Waveney extending to the far end of the garden. The total plot extends to approximately 0.7 of an acre (stms). This section of garden has a CPH licence to have animals kept and offers endless possibilities for a variety of uses whether that be personal or business. From the bottom section of garden there is access to the various workshops as well as the converted RV.





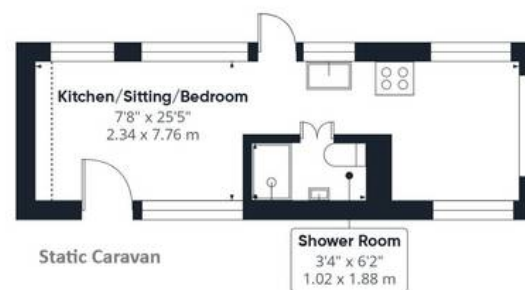
Ground Floor Building 1



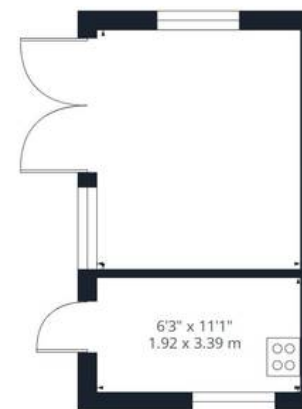
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

2044 ft²

189.9 m²

Reduced headroom

22 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.