



Low Street, Oakley - IP21 4AQ





## Low Street

Oakley, Diss

Nestled within a PICTURESQUE RURAL SETTING, this attractive THREE BEDROOM BARN CONVERSION presents a unique opportunity to acquire a character-filled property with stunning views converted to modern standards IN 2004. The property boasts an array of ORIGINAL FEATURES adding to its charm and character. Extending approximately 1200 sqft (stms) and spread over two floors, the accommodation includes two generously sized reception rooms with exposed beams, vaulted ceiling and brick fireplace with a woodburner. There is a separate kitchen as well as THREE BEDROOMS and THREE BATHROOMS over two floors with two of the bathrooms being en-suite to the first floor bedrooms. Externally you will find the rear garden which offers a private oasis with sweeping rural views beyond, providing a tranquil retreat. The property also benefits from ample driveway parking and a DOUBLE GARAGE, with additional STUDIO ACCOMMODATION situated above for added convenience and flexibility whether that be for a home office or studio space or even another bedroom (stp).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





- Attractive Barn Conversion
- Fantastic Rural Position With Views
- Character Features Retained
- Two Sizeable Receptions & Separate Kitchen
- Three Bedrooms & Three Bathrooms Over Two Floors
- Private Rear Gardens With Rural Views Beyond
- Ample Driveway Parking & Double Garage
- Extra Studio Accommodation Over The Garage

Oakley is a pretty village conveniently situated on the Norfolk/Suffolk border and has easy access to the A140 linking to the regional centres of Ipswich, Bury St Edmunds and Norwich. The local towns of Eye and Diss provide an excellent range of local amenities including doctors' and dentist surgeries as well as local shops and supermarkets. The local Hartismere School has an outstanding Ofsted report and Oakley is served by a free school bus to Hartismere as well as St Peter and St Paul Primary in Eye. Diss has a mainline railway station with regular service to Norwich and London Liverpool Street in a journey time of approximately 90 minutes.

#### SETTING THE SCENE

Approached via the shingled driveway to the side you will find parking for a few vehicles initially and then a secure five bar gate leading to further shingled driveway parking. The driveway runs around the rear of the house to the double garage. From the driveway there is a access to the property from the side into the kitchen or to the rear leading into the hallway.



## THE GRAND TOUR

Entering via the main entrance door to the rear you will find a hallway with stairs to the first floor landing. From the hallway, there are attractive double hayloft style barn doors leading to loft space above the kitchen. There is also access to the kitchen to the left with a range of units both wall and base as well as solid worktops over. There are integrated appliances to include electric oven and hob, fridge/freezer and dishwasher as well as pantry cupboard with the washing machine. There is another access door from the kitchen to the driveway at the side. Off the hallway there is access to the ground floor shower room with a bedroom adjoining. The main sitting room is also found off the hallway, a wonderful bright room with plenty of space for the family. The sitting room benefits from large windows to the rear overlooking the garden with field views beyond. There is also a brick fireplace housing a woodburner. The dining room is found off the sitting room with a stunning vaulted ceiling and exposed beams as well as a tiled floor providing space for both dining and sitting as an extra reception space. Heading up to the first floor landing you will find two bedrooms both benefitting from en-suites. The main bedroom is found to the rear benefitting from those wonderful views, as well as built in wardrobes and an en-suite bathroom with a bath. The other bedroom to the front has an en-suite shower room as well. The property offers are huge loft space able to stand up in throughout.

## FIND US

Postcode : IP21 4AQ

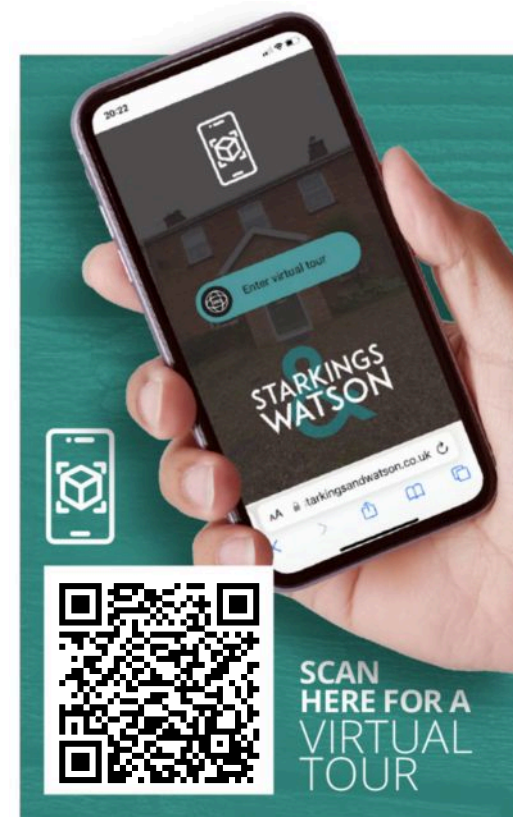
What3Words : ///label.beard.radiated

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised the property benefits from a shared sewerage treatment plant with the adjoining barns in the complex with shared associated costs for maintained. Heating is provided by oil and mains electricity and water are connected. The driveway access is owned by the barn all the way to the road side with a right of way for the adjoining barn to access over.











## THE GREAT OUTDOORS

The rear garden has the benefit of backing straight onto open fields beyond meaning there is a real sense of space. The garden is mainly laid to lawn with a large paved terrace leading from the back of the house ideal for outside dining whilst enjoying the views beyond. There are planting borders as well as the access to the shingled driveway. Found within the rear garden is the detached double garage with studio accommodation over. The double garage benefits from one large electric remote controlled single door, power and light with an internal staircase leading up to the first floor accommodation. This room is very useful and flexible and could be used as a home office, studio or possible bedroom.

**Double garage**

**Secure gated**

**Driveway**

**Allocated parking**







Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**

1725.35 ft<sup>2</sup>  
160.29 m<sup>2</sup>

**Reduced headroom**

13.46 ft<sup>2</sup>  
1.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2





## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://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 and 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.