



Ivy Farm Barns Marsh Lane, Earsham Bungay NR35 2TU

welcome to

Ivy Farm Barns Marsh Lane, Earsham Bungay

A rare and exciting opportunity to create your dream rural retreat - Ivy Farm Barns offers two beautifully positioned barns on the edge of the sought-after village of Earsham, near Bungay in South Norfolk. The price is subject to change that will reflect the construction stage of Barn 2.



Location

Situated in the charming village of Earsham, Ivy Farm Barns enjoys the best of both worlds - set within the countryside but positioned a short drive or walk to Bungay. Bungay is a thriving market town offering a range of shops, cafes, pubs, schools, and leisure amenities. The beautiful Waveney Valley is right on your doorstep, while the Norfolk Broads and the stunning Suffolk Heritage Coastline are within easy reach.

Description

A rare and exciting opportunity to create your dream rural retreat - Ivy Farm Barns offers two beautifully positioned barns on the edge of the sought-after village of Earsham, near Bungay in South Norfolk.

The first barn has already been sympathetically converted and comprises a bright and spacious one-bedroom residence, complete with a modern kitchen, lounge, bedroom, and bathroom. With a warm and welcoming interior, it's the perfect place to live while completing the adjacent barn - or use as a guest annexe or holiday let in the future.

The second barn, currently in the early stages of construction, offers scope for a two-bedroom home, with plans available to view upon request. The groundwork has begun and subject to the stage of construction on purchase, could allow the buyer to influence the layout and specification.

Set in a substantial plot, this tranquil and private site is surrounded by unspoilt countryside, making it a haven for nature lovers or those seeking a peaceful lifestyle with room to grow, create, or simply enjoy the outdoors.

Ideal for self-builders, developers, or anyone seeking a countryside lifestyle with the opportunity to complete a project to their own taste (subject to construction stage)

Lounge

12' 3" x 11' 3" (3.73m x 3.43m)

Laminate flooring, window to side aspect, ceiling light, exposed beams, radiator.

Kitchen

12' x 10' 10" (3.66m x 3.30m)

Wall and base units, sink, space for washing machine + fridge freezer, radiator, laminate flooring, ceiling light, door to side aspect.

Bedroom 1

10' x 7' 5" max (3.05m x 2.26m max)

Laminate flooring, door to side aspect, window to side aspect, exposed beams, ceiling light, ladder to platform bed, fitted wardrobes.

Bathroom

Laminate flooring, tiled walls, toilet, sink, shower cubicle, ceiling light.

Outside

Courtyard area with lawn and patio area, field space mainly grass, offroad parking.



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welcome to

Ivy Farm Barns Marsh Lane, Earsham Bungay

- Unique opportunity to purchase a conversion project
- Set within approximately 1 acre of idyllic countryside
- One-bedroom barn already converted - ready to move into
- Second barn with approved plans for a two-bedroom conversion
- Semi-rural setting with beautiful views and privacy
- Just minutes from the historic market town of Bungay

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BGY106744 - 0003

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