



INDIGO LODGE

HOXNE ROAD, SYLEHAM, EYE, IP21 4LT



A superb single storey barn conversion with additions converted by the current vendors in the last two years.

Whilst the accommodation at Indigo Lodge is superb and great attention has been paid to the layout, the first thing you notice is the setting. It is in the delightful village of Syleham and benefits for 180 degree rural views. The vendors have ensure the landscape is at the heart of their layout. The living space is to one end and comprises a spacious doubles aspect sitting/ dining room with French doors to the garden. Off this space is a double aspect vaulted sitting room with glazed end taking in the views. At the heart of the property is a comprehensively fitted kitchen. The other end of the property is designated for bedroom accommodation. There is a vaulted bedroom to the rear with stunning views. The principal bedroom has fitted wardrobes and an impressive en-suite. There are two further bedrooms, one of which the vendors currently use as a dressing room but could be a study or nursery.

There is an area of lawn to the front and the rear garden is also laid to lawn benefiting from the panoramic views.

LOCATION

Located in the village of Syleham. Stradbroke (3 miles) with health facilities, sports facilities and public house and Harleston (5 miles) offer a larger range of services including schools and shops. The village of Fressingfield is just a short drive too. The historic market town of Diss lies 10 miles away which offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

SERVICES

Underfloor heating via air heat source. Mains electricity and water are connected to the property with drainage by a Bio Unit. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band C



The property is approached via a long shared drive leading to a parking area for several cars plus a detached double bay cart lodge.



4



2



2





Cart
Lodge





6.8
Miles



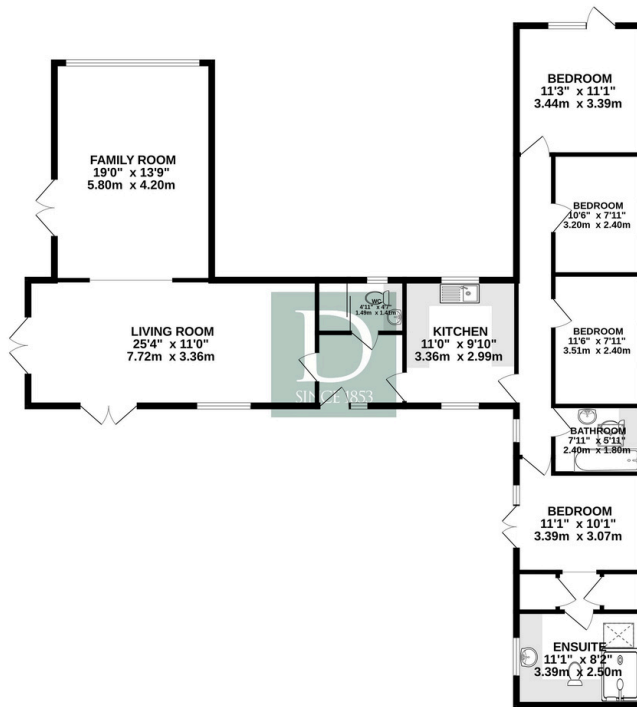






FLOOR PLAN

GROUND FLOOR
1395 sq.ft. (129.6 sq.m.) approx.



TOTAL FLOOR AREA - 1395 sq.ft. (129.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE

B Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

LOCATION



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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