



BRAMBLE BARN

MILL LANE, WEYBREAD, IP21 5RS



A superbly appointed and beautifully presented detached barn conversion with striking landscaped garden and convenient for the sought-after market town of Harleston

The property is an attractive and superbly presented detached barn conversion in an exclusive enclave of just three luxury barn conversions. The current vendors have upgraded it and it offers superb contemporary styling whilst maintaining a very comfortable home.

A shared drive leads to a gravel parking area for several cars to the front and double timber gates to each side. The gates to the left lead to a large courtyard with additional alfresco seating area. The front door opens to a generous hallway leading onto the superb open plan kitchen/dining/family room with bi-folding doors to the garden. There are polished concrete floors giving fusing contemporary and industrial design. The kitchen is fitted with a comprehensive range of wall and base units and large island with breakfast bar for 4 people. The room is open to the side into a stunning vaulted sitting room with exposed timbers. There is a bedroom suite on the ground floor making the property future proofed. The vendors currently use it as an office. A utility room completes the ground floor. On the first floor the

excellent principal bedrooms suite is to the rear and there is a further suite to the front, a fourth bedroom and a bathroom. All bedrooms are doubles.

The rear garden is a superb feature of the property having been stylishly landscaped with a contemporary twist to seamlessly blend with the interiors. It is low maintenance and set into different seating areas and perfectly set up for entertaining.

SERVICES

Oil fired central heating. Drainage via private treatment plant. Mains water and electric. (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 and Tax Band F

AGENTS NOTE

The maintenance of the shared drive is split between the three barns, as is the cost of the shared treatment plant.



4



4



2



11
miles



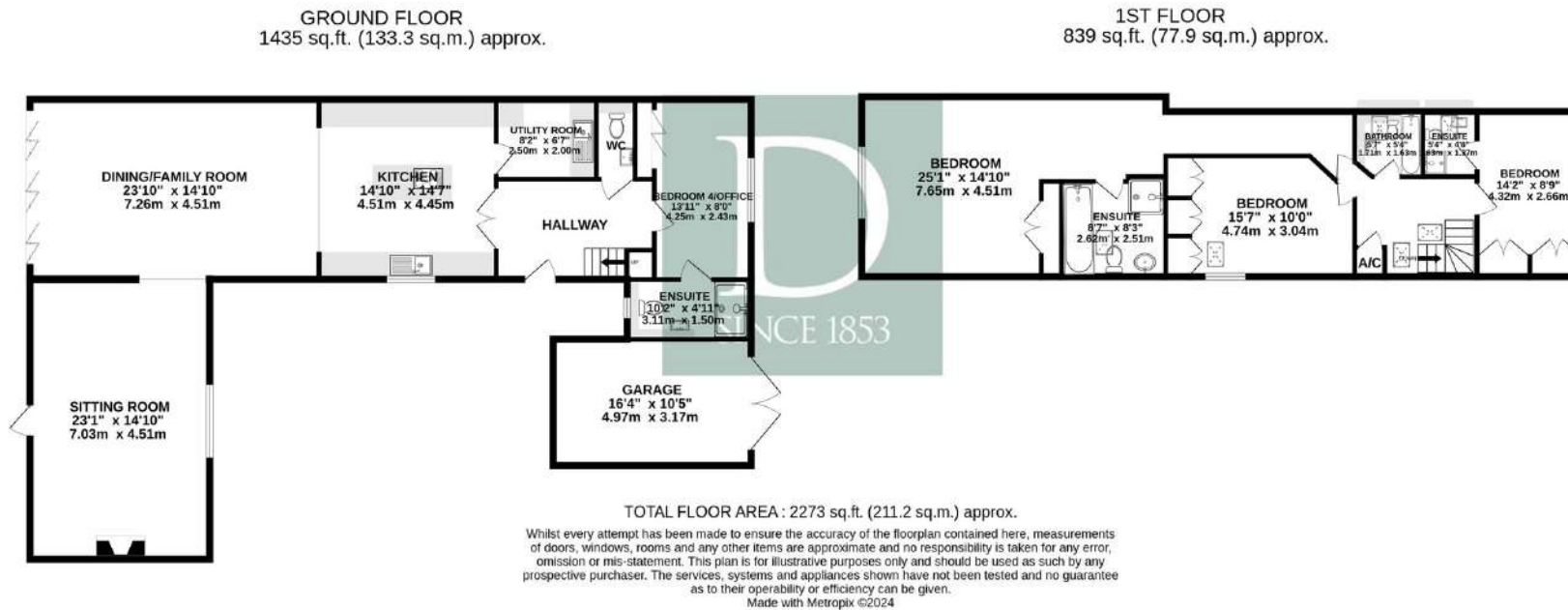
EPC







FLOOR PLAN



LOCATION

Weybread is a small parish in Suffolk, approximately 2 miles away is the nearest town of Harleston a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, a primary and secondary school, two hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities. Diss which is 11 miles to the West has a mainline rail link to London, Liverpool Street. Norwich is about 20 miles to the North and is the principal shopping and commercial centre for the County.

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CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**
Email : **harleston@durrants.com**