

HONEYSUCKLE BARN

WATER LANE, WEYBREAD, IP21 5TY





A superb characterful barn conversion which has been the subject of an exemplary refurbishment throughout. It has spacious, versatile and superbly presented accommodation with a delightful semi-rural setting and field views

The property is a superb Grade II Listed detached barn conversion in a delightful rural position overlooking fields to three sides yet conveniently positioned for Harleston. The current vendors have completed a full refurbishment of the property to exacting standards and it now offers immaculate accommodation that is highly versatile with an abundance of character and charm. In addition to the decor the vendors have improved the infrastructure of the property with the installation of underfloor heating plus installing a microcement floor in the hall, dining area and kitchen fusing contemporary with traditional.

The front door opens to a double height reception hall with galleried walkway above that links the the two first floor wings. French doors open from the rear of the hall to the courtyard. Vertical timbers divide the space creating a superb dining area, making it perfect for entertaining. There is a charming double aspect sitting room with field views and large open fireplace. Also of the hall is a room that the current vendors use as a bedroom but could be used for a variety of

purposes. It has a feature wall of timber cladding. The kitchen is an outstanding feature of the property. It has been fitted in a comprehensive range of bespoke painted wall and base units plus large island, by Baker and Burridge with Lacanche stainless steel range oven with gas hob. A full height unit door provides a concealed entrance to the utility room and cloakroom beyond.

Off the kitchen is an impressive vaulted family room with log burning stove and glazed wall with French doors opening to the courtyard. Beyond the family room is a ground floor bedroom wing with superb vaulted principal bedroom and luxury ensuite, two further bedrooms and a bathroom with roll top bath. One of the bedrooms is currently used as a gym. On the first floor are two vaulted bedrooms, both with a wealth of exposed timbers. One has an ensuite shower room and there is a further bathroom.

The property is approached from the lane via a gravel driveway providing parking for several cars and a detached garage with electric roller door. The garden is laid principally to lawn and bordered by mature heading. At the heart of the property is a delightful courtyard providing a superb area for alfresco entertaining. It benefits from superb rural views.



5



3



4



10
miles



EPC



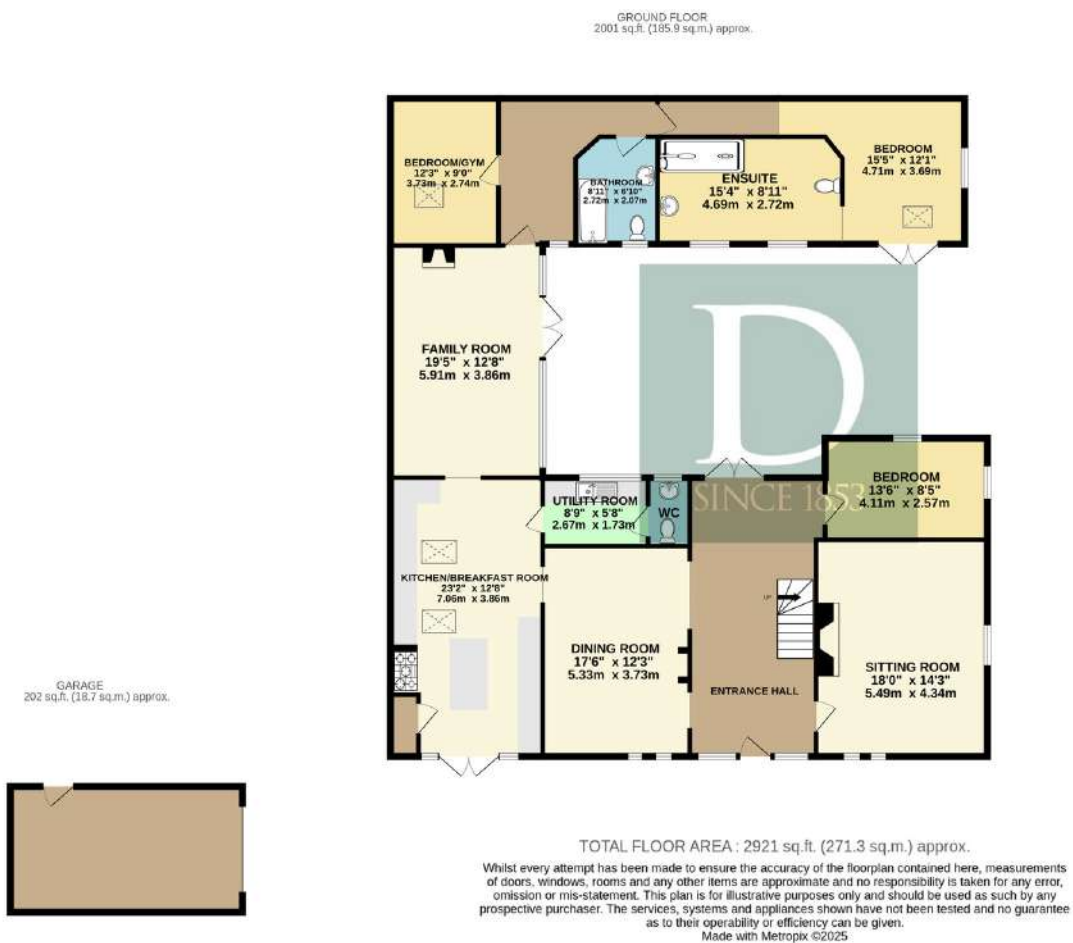








FLOOR PLAN



LOCATION

Weybread is a short drive from the thriving market town of Harleston which provides all schools, nurseries, shops, Post Office, Churches, doctor's surgery, dentist, restaurants and pubs. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. Direct train links can be found at nearby Diss and also the City of Norwich just a half hour drive away. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 21 miles away.

SERVICES

Oil fired underfloor and central heating. Woodburner. 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 Council & Tax Band F

ENERGY PERFORMANCE RATING

The property is exempt from needing an energy certificate because it is Grade II Listed.

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