



The Dairy
Fen Road | Hinderclay | Suffolk | IP22 1HS

STYLE, SUBSTANCE AND SPACE



This immaculate thoughtful barn conversion is offered with no onward chain—ready for immediate enjoyment. Three generous bedrooms, three bathrooms, plentiful entertaining space and a fabulous, enclosed garden makes this a ready to move into offering and all close to village amenities, just 6 miles from commuter links to London.



KEY FEATURES

- Magnificent Barn Conversion
- Rural and Peaceful Setting
- Superb Countryside on the Doorstep
- Fabulous Open Plan Family Room/Kitchen
- Useful Boot Room/Utility Room
- Excellent Mezzanine Sitting Room
- Two Ground Floor Bedrooms, One First Floor Bedroom
- Three En Suites
- Spacious Double Garage and Off-Road Parking
- Delightful Gardens

Purchased as a site in 2021, the current owners have overseen a meticulous transformation—blending original character with premium finishes, energy-efficient technology, and contemporary design. Comfort is ensured year-round thanks to the air source heat pump, underfloor heating throughout the ground floor, top-rated insulation, and a water softener, offering eco-friendly efficiency without compromising on warmth. The current owners have loved the location with country walks literally on the doorstep and ease of access to road and rail links have made it easy for family and friends to visit.

Step Inside

From the moment you enter, the home radiates both elegance and heart. Turning right from the spacious entrance hall the expansive open-plan family room and kitchen is a true centrepiece—where two huge sets of bifold doors open onto the garden, creating a seamless indoor-outdoor flow. Porcelain flooring throughout the social spaces brings durability and style, while dimmable lighting allows you to set the mood for any occasion. This space forms the social heart of the home, designed for both everyday living and stylish entertaining. The bespoke solid wood kitchen cabinetry is complemented by premium NEFF appliances, perfect for everything from quiet mornings to celebratory feasts. CAT cabling throughout ensures reliable streaming, home working, and smart home potential and there are multiple TV points throughout offering versatility on layout and use of the space. A separate boot room/utility, still with beautiful cabinetry keeps the practicalities out of sight – muddy paws and boots are welcome in here! The other wing of the ground floor, to the left of the entrance hall offers a quiet study thoughtfully positioned away from the social spaces, a contemporary cloakroom, plus two generous and bright double bedrooms, both with built in wardrobes and ensembles. One boasts a stylish shower room and the other offering a luxurious experience with deep freestanding tub and oversized shower – beckoning you in to relax and be pampered after a day hiking on the nearby Lopham Fen.





KEY FEATURES

Refined Living – Rooted in Family

Cooking a batch of 50 brownies for visiting family is not unheard of here, and with space to eat together, then sprawl out to the family room sofas or the mezzanine level to watch the sport, or for the for teens to game together, everyone is welcome. More formal suppers make use of the dimmer switch lighting to create a more sophisticated mood, and with independent thermostats throughout the social spaces this house is easy to run whether just two of you at home or hosting the hordes. At Christmas, the family come together in the expansive family room with dining space for 12, the huge Christmas tree by one of the bifolds, twinkling into the huge ceiling void and with the log burner blazing the comfortable, cosy atmosphere is evident. In summer both sets of bifolds are flung open to welcome the warmer weather with alfresco dining made easy and the chef still being able to join in conversation. The fabulous central island provides seating for four and guests linger over conversation whilst the baking creations are crafted.

Exploring Upstairs

A generous mezzanine-level sitting room provides a second reception area with views over the open-plan space below and provides lifestyle flexibility whether using this for a sofa bed for extra guests, or a home office or extra TV lounge for teens to escape to. The principal bedroom is like having a private wing to yourself – with chic dressing room and contemporary shower room there is an air of relax and retreat here. This makes the ideal guest suite too, with space to add a cot or single bed for visiting family and friends.

Step Outside

Outside, beautifully landscaped gardens wrap around the property, with a spacious double garage with EV charger and ample off-road parking making the home as practical as it is picturesque. The garage has a kitchenette and cloakroom/WC and is topped by a spacious room above, ideal as a home office, guest suite, annexe, or potential Airbnb (STPP). This is outdoor living with soul...enclosed, landscaped gardens offer a safe space for children to play and explore—an ideal setting for family life. A southwest-facing limestone terrace runs the length of the barn and widens at the end of the home, perfect for alfresco dining and long summer evenings, from BBQs to wine at sunset. The current owners have used a sail shade here in the summer to provide a shady haven. At the far end of the lawns is the perfect spot for a veggie patch for those yearning for a slice of the good life.





































INFORMATION



On The Doorstep

Hinderclay is a pretty village, populated by a variety of period and modern properties and just opposite the barn is Lopham Fen Nature Reserve to explore. The village is surrounded by pleasant countryside, and quiet lanes - ideal for walkers and cyclists. Hinderclay itself offers an active village hall and pretty church and for further amenities the nearby charming villages of Rickinghall and Botesdale, provide facilities including community pub, doctors surgery, Co-op Local supermarket, restaurants, two take-away food outlets, a primary school, sports facilities and play areas.

How Far Is It To?

The River Ouse is nearby for those water sports enthusiasts, but despite the idyllic location, you're well connected - just 6 miles away is the bustling market town of Diss which provides further amenities plus has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. Bury St Edmunds, Cambridge, and Norwich are all in reach via the good road network of A11 and A14.

Directions:

Proceed from the market town of Diss along the A1066 passing through Roydon and Bressingham. On entering the village of South Lopham turn left, signposted Redgrave and Botesdale. On entering the village of Redgrave turn right and follow the road past Gressingham Ducks. Take a right-hand turn and the property will be found on the left-hand side some distance along this road.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///mermaids.earpiece.recapture](https://mermaids.earpiece.recapture)

Services, District Council and Tenure

Air Source Central Heating

Mains Electricity & Water

Drainage - Private Treatment Plant

Broadband Available - Please check www.openreach.com/fibre-checker.

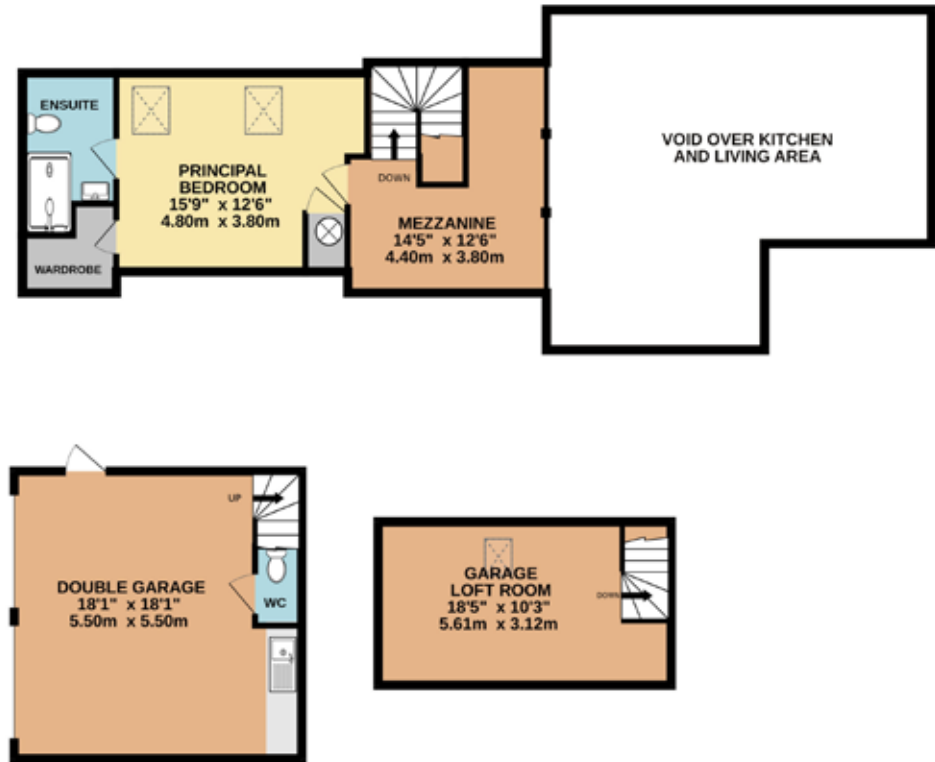
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Mid Suffolk District Council - Band C- Freehold

GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.



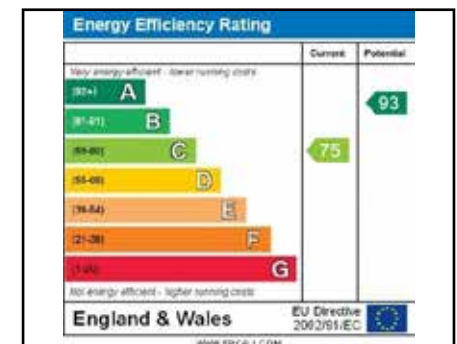
1ST FLOOR
884 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 2125 sq.ft (197.4 sq.m) - Garage: 510 sq.ft (47.4 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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