



Indigo Lodge
Syleham | Eye | Suffolk | IP21 4LT

LIFESTYLE & OPPORTUNITY



This four-bedroom property offers more than a home — it promises a way of life. Envision leisurely weekend walks through the countryside, evenings spent entertaining in open-plan living spaces, and the tranquillity of watching the seasons change from your garden, this property delivers it all and within easy reach of commuter links.



KEY FEATURES

- Wonderful Four Bedroom Detached Barn Conversion
- Principal Bedroom With Ensuite
- Converted Six Years Ago, In Excellent Order
- Air Source Underfloor Heating to Ground Floor
- Exceptional Views Of Surrounding Countryside
- Double Cart Lodge
- Quiet and Peaceful Location
- Parking for Multiple Vehicles
- A Wonderful Sought-after Village
- No onward Chain

Tucked away from the bustle of daily life this home is set within a welcoming community with a timeless rural atmosphere yet perfectly positioned for access to nearby towns and amenities. It could be ideal for growing families looking for space, privacy, and quality schooling nearby; or London or Cambridge professionals seeking a well-connected countryside escape, retirees or downsizers wishing to enjoy a high-spec, low-maintenance home surrounded by nature or investors or second-home buyers interested in a turn-key property in a sought-after village with strong long-term value. Whatever your needs, this home can meet them all.

Step Inside

The blend of traditional charm and contemporary finishes is apparent as soon as you step into the entrance hall. The Indigo wood used throughout presents luxury, warmth, and high spec finish. To the left is the expansive sitting/dining room with adaptability to use as a formal dining area with sofa seating or a games/playroom. The large window and double set of patio doors make this bright airy space as inviting as it is striking. It is semi open planned with the living room which boasts a wonderful west facing picture window, framing the countryside stretching away before you and offering fabulous sunset views whatever the season. In summer you can fling open the south facing double doors and enjoy the evening air whilst in winter snuggle up by the window and take the sunset colours in, along with the twinkling lights of the Christmas tree set in front of the window. Coming back to the entrance hall you find the cloakroom and on to the kitchen, sleek and chic with space for all the modern convenience appliances. The kitchen leads to the hallway from which the four bedrooms are found.

Peaceful Place – Peace of Mind

The modern construction ensures energy efficiency, easy maintenance, and the benefits of a nearly new home wrapped in rustic elegance. The property has been meticulously maintained and upgraded, with all windows and doors replaced in 2021, using Indigo wood, endorsing the name in the fabric of the building.





KEY FEATURES

The owners also refurbished the roof and added the underfloor air-source heating system, alongside a complete rewire and bio-unit water treatment plant. Every detail reflects thoughtful investment and quality craftsmanship. The home benefits from a B-rated EPC, ensuring energy efficiency and long-term sustainability - the Heating System has a certificate and the electrics have a Building Regulations Certificate of Compliance providing total peace of mind. The property is also offered with no onward chain, simplifying your move to the countryside.

Serene Slumber

A restful sleep is guaranteed here with luxurious fittings and tranquil views – the perfect sanctuary whatever the time of the day. The principal suite at the far end of the hallway, presents a fabulous south facing picture window and external door for an undisturbed early morning cuppa, enjoying the stillness. This suite offers two walk in wardrobes and a large, elegant shower room with beautiful built in cabinetry. The family bathroom has a shower over the bath and serves the further three bedrooms. These rooms offer versatility again, perhaps using the larger as a bedroom for parents and the smallest, currently used as a dressing room, as a nursery or maybe a home office. Bedroom three could make a great teens lounge or snug or again a home office, the opportunities are endless.

Step Outside

The property is set in wraparound grounds, with wonderful views from every window. Wake up to uninterrupted Suffolk skies and enjoy peaceful evenings with panoramic sunsets across open fields, perfect for wildlife watching with a glass of wine on the patio. The driveway sweeps round and offers parking for multiple vehicles along with the cart lodge, a practical addition providing sheltered parking and further potential for storage or workspace. The grounds open out onto fields but could easily be enclosed to ensure the proximity of young children or dogs.

On The Doorstep...

The property is situated in the small Suffolk village of Syleham, surrounded by farmland and countryside, true rural peace. The local village hall offers regular activities and includes a bowls club whist just two miles away the historic village of Hoxne, one of the oldest settlements in the world offers primary education is available in the nearby and a popular pub, The Swan. Stradbroke is also close by offering GP surgery, fitness centre and swimming pool, shops, pubs, library, and community centre.

























INFORMATION



How Far Is It To?

Nearby towns Harleston and Diss offer day to day amenities including GP surgery, dentist, supermarkets, independent and retail shopping along with a variety of eateries and pubs. Framlingham Castle is 20 minutes to the south with its historic castle and quaint town to explore. Diss train station offers direct commuter services to London Liverpool Street, whilst the national road network can be accessed via the A140 and A12, providing links to London and Cambridge via the A14. Norwich Airport is just 30 minutes away too for holidays, domestic and international flights.

Directions:

From Diss head east on the B1118 past Hoxne and take a left on to Syleham road off Green Street. Take the first right on to Hoxne Road and follow up the hill. Pass the village Hall and the driveway is on your right. Follow the drive up to the end.

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 [///kilowatt.mammoth.occure](https://kilowatt.mammoth.occure)

Services, District Council and Tenure

Underfloor Air Source Central Heating

Mains Electricity & Water

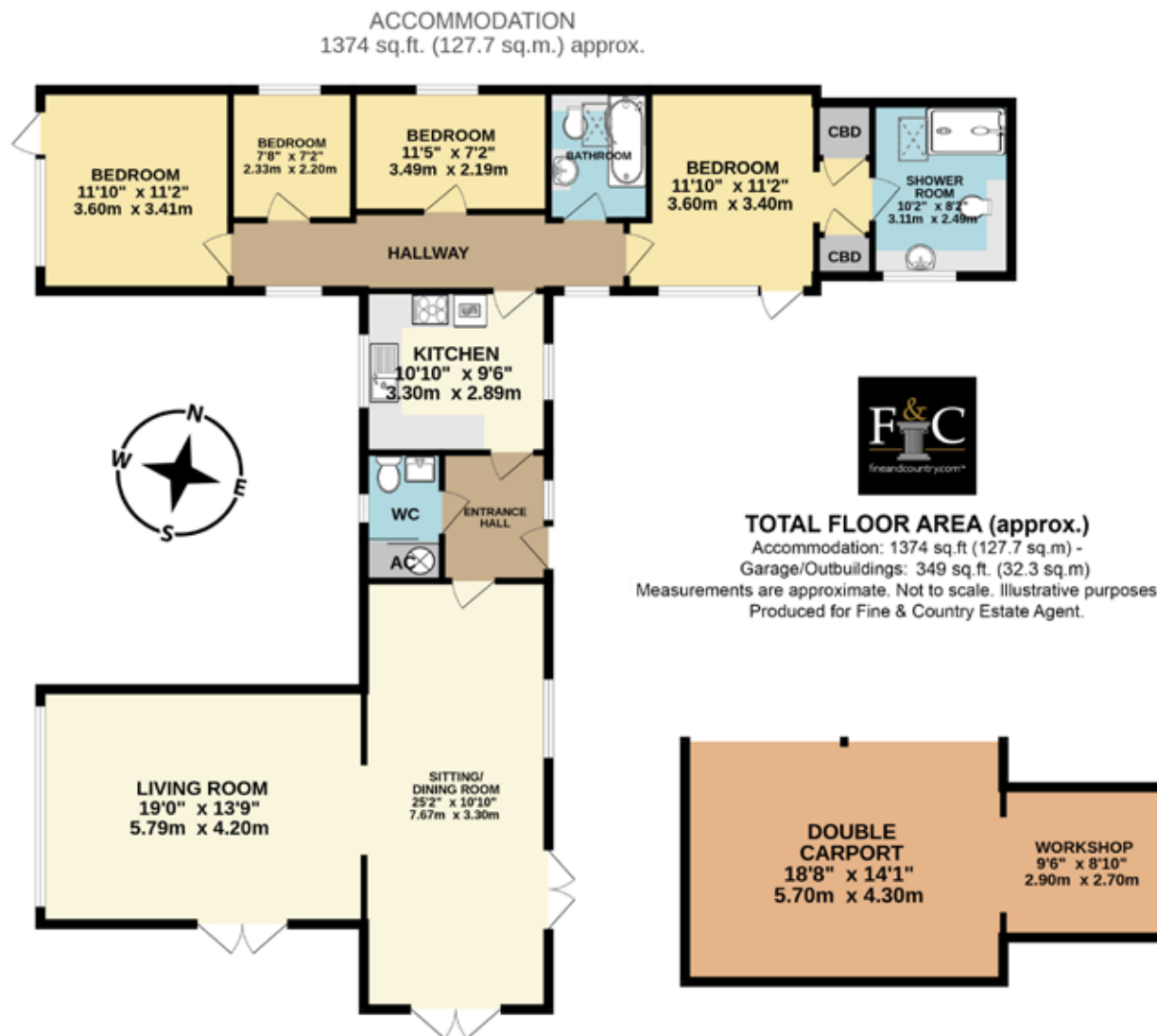
Drainage – Bio Unit Water Treatment Plant

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

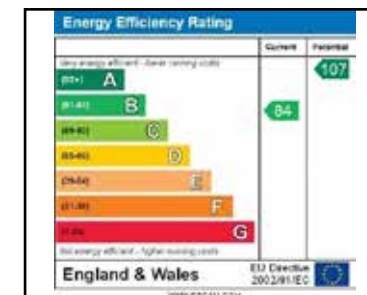
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Mid Suffolk District Council – Band C – Freehold

Agents Note: The property is under Permissive Building Control for any new additions.



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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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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