



Oak Barn
Wood Barn Lane | Carlton Colville | Suffolk | NR33 8FQ

BEAUTIFULLY FRAMED BY NATURE



Architecturally striking, beautifully proportioned and positioned within open Suffolk countryside, Oak Barn is a contemporary home that perfectly balances bold design with practical family living. This exceptional home has been thoughtfully designed to maximise natural light, embrace its surroundings and offer remarkable flexibility, with a luxurious first-floor principal suite, an impressive self-contained annexe and a spectacular 51-foot open-plan living space at its heart.



KEY FEATURES

- Architectly Designed Contemporary Barn in Carleton Colville of Approximately 3,372 sq.ft.
- Magnificent 51ft Open Plan Kitchen, Dining & Living Space
- Four Double Bedrooms Including a Luxurious Principal Suite
- Self-Contained Annexe Ideal for Guests or Multi-Generational Living
- Bespoke Kitchen with Quartz Island, Pantry & Premium Appliances
- Vaulted Ceilings, Feature Glazing & Beautiful Countryside Views
- Air Source Heat Pump with Zoned Underfloor Heating Throughout
- Landscaped Gardens, Extensive Parking & Porcelain Sun Terrace
- Peaceful Rural Setting Surrounded by Open Suffolk Countryside
- Ideally Located for the Heritage Coast, Broads & Market Towns

Some homes simply provide somewhere to live. Others completely transform the way you experience every day. Oak Barn belongs firmly in the latter category. Designed with clean architectural lines, dramatic glazing and a carefully considered layout, this is a home where modern luxury meets the peace and beauty of the Suffolk countryside. Every element has been created to enhance the connection between inside and out, allowing natural light to flood the interiors while uninterrupted views stretch across open farmland in almost every direction. The striking exterior sits comfortably within its rural surroundings, while the magnificent mature oak tree within the grounds provides a timeless focal point. Wide hallways, generous proportions and carefully framed views create an overwhelming sense of space, while the quality of craftsmanship is evident throughout.

A Space Made for Gathering

At the heart of Oak Barn lies an extraordinary open-plan kitchen, dining and living space measuring over 51 feet in length. Designed around modern family life, it combines a stylish kitchen with central island, generous dining area and an inviting seating space beneath vaulted ceilings. Full-height glazing and bi-fold doors connect seamlessly with the extensive porcelain terrace, creating effortless indoor and outdoor living. Whether entertaining friends, hosting family celebrations or enjoying peaceful evenings overlooking the countryside, this remarkable room adapts beautifully to every occasion.

Designed Around Modern Family Life

The accommodation offers exceptional flexibility, with three ground floor bedrooms, including one with an en suite, alongside a beautifully appointed family bathroom. A substantial self-contained annexe provides outstanding versatility for multi-generational living, guest accommodation, a home office or studio. Every space has been planned with changing family needs in mind, creating a home that will evolve with its owners.





KEY FEATURES

A Private Sanctuary

The first floor is dedicated almost entirely to the impressive principal suite. A spacious bedroom enjoys far-reaching countryside views, complemented by a walk-in dressing room and luxurious en suite bathroom. An adjoining office offers further flexibility as a nursery, gym, reading room or second dressing room, making this floor a peaceful retreat away from the main living accommodation.

Exceptional Specification

Behind its striking appearance lies a highly efficient home incorporating an advanced air source heat pump, zoned underfloor heating, premium aluminium glazing and quality finishes throughout. Extensive terraces, enclosed gardens and uninterrupted rural views complete a home designed for modern country living.

















The Annexe













INFORMATION



On The Doorstep

Occupying an enviable rural setting on the edge of Carlton Colville, Oak Barn enjoys the perfect balance of countryside tranquillity and everyday convenience. Open fields surround the property, creating a wonderful sense of privacy, while nearby Carlton Marshes Nature Reserve offers miles of walking routes and abundant wildlife. Oulton Broad, with its waterside restaurants, sailing facilities and access to the Norfolk Broads, is only a short drive away. The nearby seaside towns of Lowestoft, Southwold and Aldeburgh provide beautiful beaches, independent shops and excellent restaurants, while local schools, supermarkets and leisure facilities are all easily accessible.

How Far Is It To?

Despite its peaceful setting, Oak Barn is exceptionally well connected. Lowestoft town centre is around 10 minutes away for rail links, shopping and the award-winning beach. Oulton Broad is approximately 10 minutes away, offering boating, waterside dining and access to the Broads National Park. Beccles can be reached in around 10 minutes, providing a thriving market town atmosphere, independent retailers and direct rail services. Southwold is roughly 25 minutes away, while Norwich city centre and its international airport can typically be reached in around 45 minutes. The A12 is also close by, providing convenient access both north towards Great Yarmouth and south towards Ipswich.

Directions - Please Scan QR Code Below

From Fine & Country's office at 14 Blyburgate, Beccles (NR34 9TB), leave the town via Hungate and join the A146 towards Lowestoft. Before reaching Rookery Park Golf Club, take a right hand turn on to Mutford Wood and follow this road. The property will be located by our For Sale sign at the end of the drive.

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... [commended.interested.hamster](#)

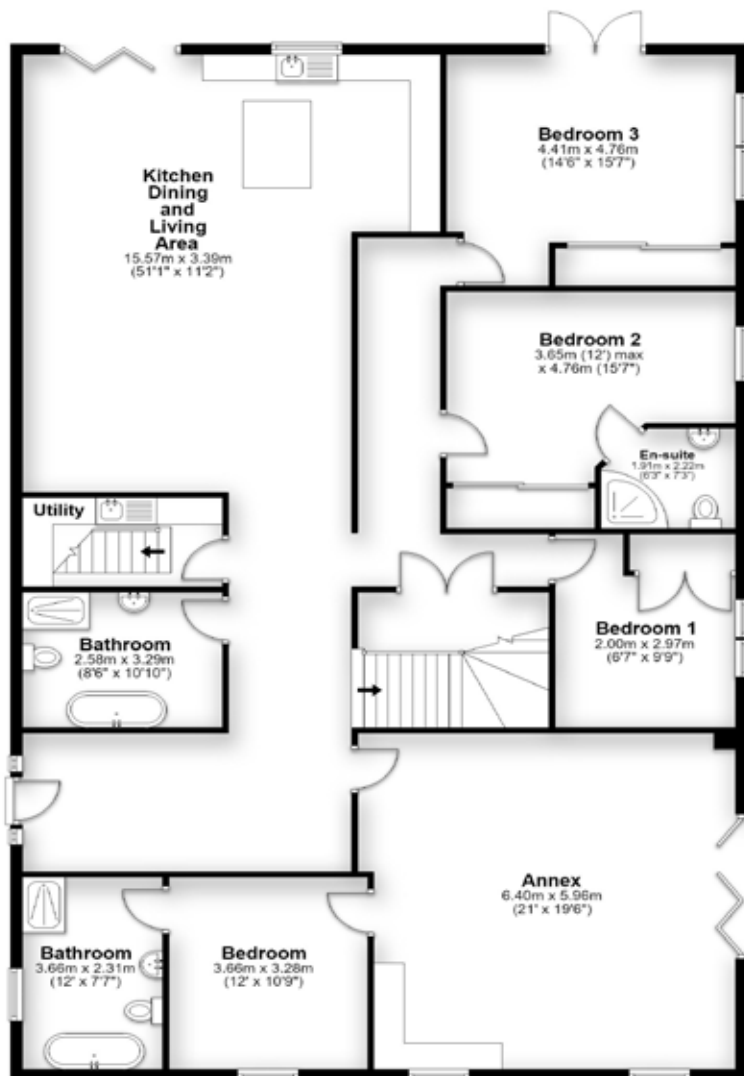
Services, District Council and Tenure

Air Source Heating, Underfloor Heating, Mains Water, Drainage/Water Treatment Plant
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council - Band TBC
Freehold



Ground Floor

Approx. 226.9 sq. metres (2442.1 sq. feet)

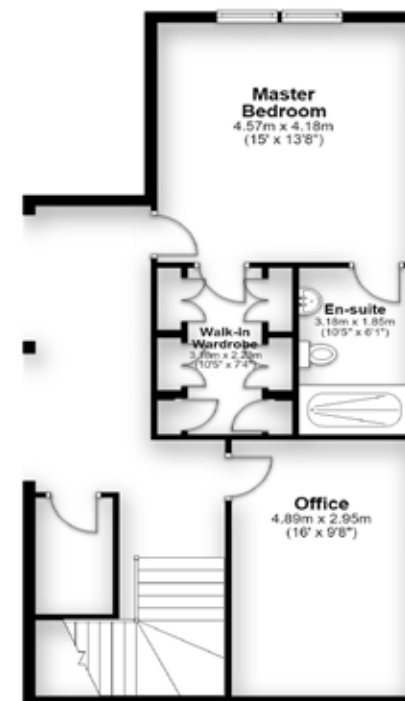


Total area: approx. 313.3 sq. metres (3372.2 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only and should not be relied upon as an accurate representation of the property's dimensions or layout.
Plan produced using PlanUp.

First Floor

Approx. 86.4 sq. metres (930.1 sq. feet)



This property requires an Energy Performance Certificate, which is in the process of being done

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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