



ELLWOODS BARN

SCOLE COMMON SCOLE, DISS, IP21 4ET



Set within approximately 1.1 acres of grounds in Scole Common, this substantial detached barn conversion offers an exceptional combination of space, character and versatility.

Enjoying a peaceful countryside position whilst being conveniently located for Diss town and its railway station, the property offers the best of both worlds, with beautiful surroundings and excellent access to everyday amenities and transport links.

At the heart of the home is an impressive main living area, featuring a vaulted ceiling, floor-to-ceiling glazing and wood burner, creating a wonderful sense of space and character. The glazing fills the room with natural light and frames the beautiful surrounding views, while the mezzanine above overlooks the living area and adding an additional dimension to this impressive area.

A particular highlight of the accommodation is the generous kitchen/diner, which provides an excellent hub for everyday living and entertaining. There is plenty of space for a large dining table alongside a well-appointed kitchen, while doors lead through to a lovely garden room, creating a natural flow between the main living accommodation and the gardens beyond. The garden room provides

a peaceful additional space from which to enjoy the surrounding views throughout the seasons, double doors onto a patio

Further accommodation includes a useful utility room, a WC and a separate reception room, offering flexibility to be used as a dining room, snug, study or additional sitting room depending on requirements. The mezzanine level is currently arranged as a cinema room and enjoys views across the main living area.

A few steps lead down from the main living area into the bedroom accommodation, comprising four good-sized bedrooms, with the principal bedroom benefiting from an en-suite and the remaining bedrooms served by a family bathroom. The arrangement provides a distinct and private sleeping area, separate from the main living spaces.

Outside, the grounds extend to approximately 1.1 acres and wrap around the property, with the gardens thoughtfully divided into a number of distinct areas. Each



4



2



4



2



Approx
1.1ac



2.1
Miles



EPC





section offers its own character and purpose, creating a variety of spaces to sit, entertain and enjoy the changing seasons throughout the year. The generous grounds also provide excellent scope for recreation and further landscaping. The property is further complemented by a large double garage (with electricity and water connected), together with a selection of external sheds providing useful storage and workspace.

LOCATION

The village of Scole has a local shop and restaurant/Public house. The market town of Diss, just a few minutes' drive away, offers a wider range of shops services and facilities and railway station with its main line railway link to London Liverpool Street and Norwich.

SERVICES

Oil fired central heating. Mains electricity and water. Drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

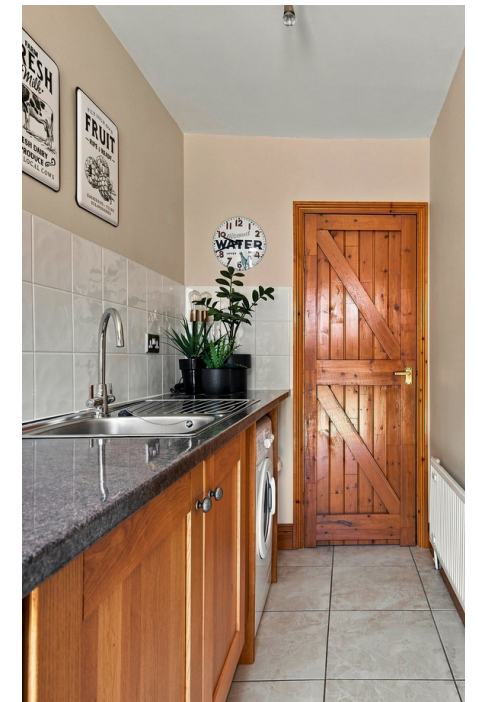
South Norfolk District Council
Council Tax Band – F

ENERGY EFFICIENCY

EPC - D

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.



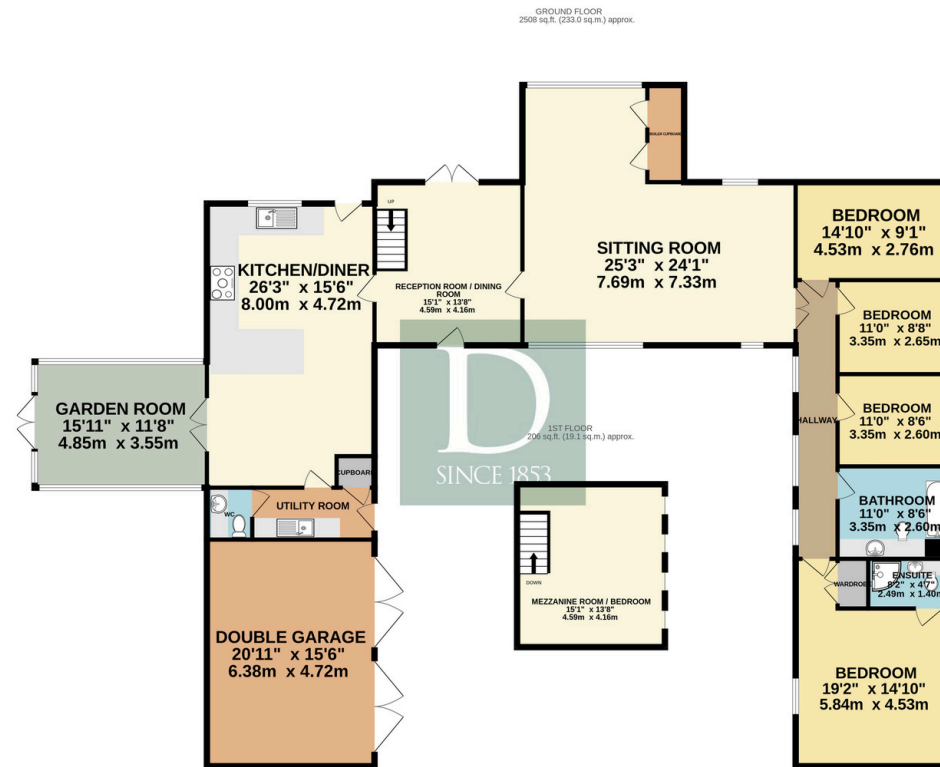


GROUNDS OF
1.1 ACRES
(STS)





FLOOR PLAN



TOTAL FLOOR AREA : 2714 sq.ft. (252.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**
Email : **diss@durrants.com**

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