



St. Andrews Hall Barn
Ringsfield Road | Ilketshall St. Andrew | Suffolk | NR34 8NS

A DISTINCTIVE COUNTRY HOME



Set within an idyllic rural setting, presenting a compelling fusion of architectural design and lifestyle living. This remarkable barn conversion has been thoughtfully reimagined to create a home of impressive scale, character and light, where traditional materials sit effortlessly alongside contemporary finishes.

From the moment you arrive, the sense of privacy and space is immediate, with the property enjoying a generous plot and uninterrupted views across the surrounding countryside.



KEY FEATURES

- A Striking Grade II Listed Barn Conversion blending Contemporary Design with Traditional Craftsmanship
- No Onward Chain
- Exceptional Open-Plan Living Space with Vaulted Ceilings and Exposed Timbers
- Stunning Countryside Views across Open Fields
- Beautifully Landscaped Gardens with Private Pond
- Detached Studio ideal for Home Office, Gym or Creative Space
- Additional Gig House offering Further Lifestyle/Ancillary Potential
- Five Bedrooms including Luxurious Principal Suite
- Extensive Driveway and Triple Garage
- Peaceful Rural Setting within Easy Reach of Beccles and the Suffolk Coast
- The Accommodation extends to 5,121sq.ft
- Energy Rating: C

At the heart of the home lies an extraordinary open-plan living environment, where expansive proportions and carefully considered design create a truly striking first impression. Exposed brickwork, substantial timber beams and wide oak flooring combine to deliver warmth and texture, while the scale of the room allows for multiple seating and entertaining areas.

Space, Light & Architectural Impact

A dramatic double-height sitting room provides a focal point, complete with a contemporary rotatable wood burner and a mezzanine gallery above, enhancing both the visual impact and versatility of the space. Full-height glazing and wide openings draw natural light deep into the interior, ensuring a seamless connection between inside and out.

Designed For Modern Living

The kitchen and dining areas have been designed with both everyday living and entertaining in mind. Positioned to take full advantage of the garden views, this space offers a more intimate yet equally stylish setting, with bespoke cabinetry, quality finishes and direct access to the terrace. The layout flows naturally through the ground floor, where additional reception areas provide flexibility for family life, home working or quiet retreat. Bedrooms are thoughtfully arranged to offer comfort and privacy, including a generous principal suite and well-appointed guest accommodation.





KEY FEATURES

The Grounds, The Gig House & Lifestyle

Externally, the property continues to impress. The landscaped gardens are both expansive and beautifully maintained, offering a sense of calm and seclusion rarely found. A private pond sits within the grounds, adding a tranquil focal point, while wide lawns and open outlooks create a feeling of space that extends far beyond the boundaries of the home. In addition to the main residence, the presence of a charming Gig House introduces further versatility, ideal for ancillary accommodation, creative use or as a distinctive lifestyle feature that enhances the estate's overall appeal.

A detached studio provides further flexibility as a home office, gym or workspace, while entertaining terraces have been carefully positioned to maximise the views and changing light throughout the day. You will also discover a walled part of the garden with raised planters, which is perfect for the keen gardener.

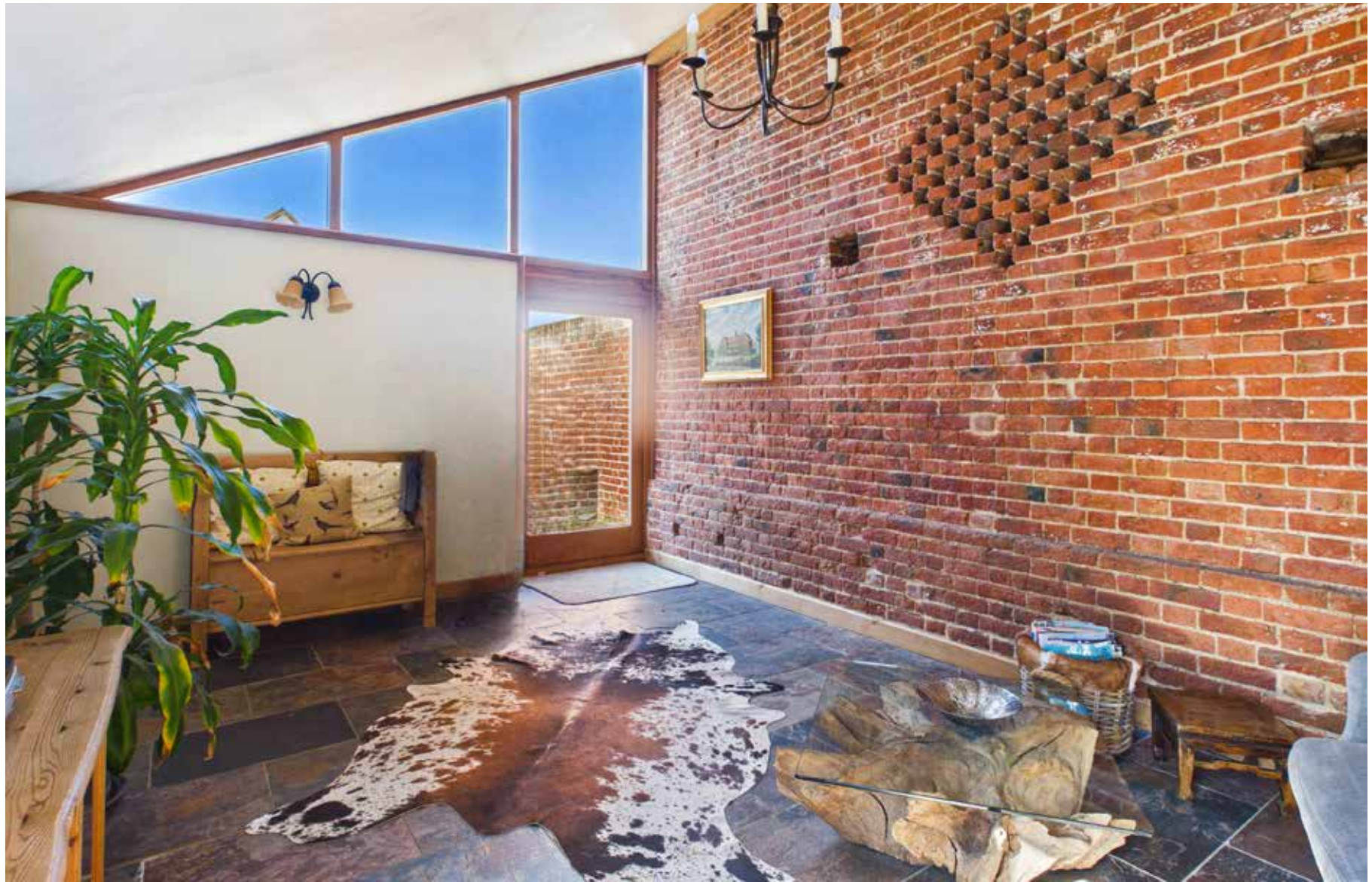
A Rare Opportunity

St Andrews Hall Barn represents a rare opportunity to acquire a home that successfully combines architectural integrity with modern comfort, all within a peaceful countryside setting. It is a property that offers both immediate impact and long-term lifestyle appeal, equally suited to family living, entertaining and those seeking a refined rural retreat.





































INFORMATION



On The Doorstep

Situated within easy reach of Beccles, the property enjoys access to a thriving market town offering a range of independent shops, restaurants and everyday amenities. The surrounding area is renowned for its natural beauty, with the Norfolk Broads and Suffolk Heritage Coast both within comfortable reach, providing opportunities for sailing, walking and coastal exploration. Nearby villages offer a strong sense of community, while excellent schooling options are available in both the state and independent sectors.

How Far Is It To?

Beccles approximately 10 minutes
Bungay approximately 15 minutes
Southwold and the Suffolk coast approximately 30 minutes
Norwich approximately 40 minutes
Norwich Airport approximately 45 minutes
London Liverpool Street via rail from Norwich approximately 1 hour 50 minutes

Directions - Please Scan QR Code Below

From Beccles, take the London Road towards Halesworth and when you reach Cromwell Road on your right hand side, take this turning and continue along this road. When you reach the junction, go straight across onto School Road, which will turn into Ringsfield Road, After passing the green barns turn right onto the long private driveway and the property will be found at 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... [untrained.offices.nest](https://www.untrained.offices.nest)

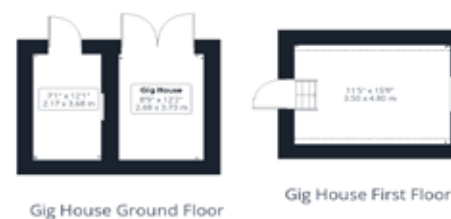
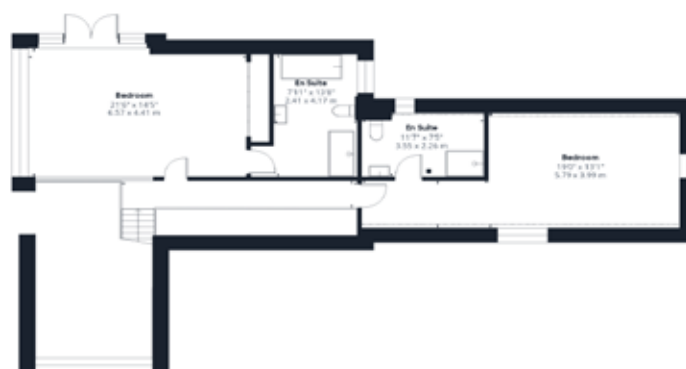
Services, District Council and Tenure

Ground Source Heating, Separate Plant Room,
Mains Water, Solar Panels, Water Treatment Plant
Electric Car Charging Point
Ultra Fast 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 - Council Tax Band H
Freehold





Approximate total area[®]
 5499 ft²
 510.9 m²
 Reduced headroom
 61 ft²
 5.7 m²



Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		7A
(55-68)	D		8D
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Beccles on



Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

Scan the QR Code to find this property on the
Fine & Country website.

