

Hilltop Farm
Barns Hall Road
Brockdish
IP21 4JT





ATTIK

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Hilltop Farm Barns Hall Road

Guide Price £750,000

The stunning executive home on a fab rural plot.

Plot 3 Hill Top Farm Barns is a beautifully finished, chain-free new-build, positioned at the very end of a private cul-de-sac on the edge of Brockdish, a quiet and well-connected South Norfolk village. Surrounded by open countryside and with no passing traffic, the setting offers a rare sense of peace and privacy, while remaining within easy reach of local amenities, the market towns of Harleston and Diss, and mainline rail services to London.

The house itself has been thoughtfully designed and built to a high standard, offering generous proportions and excellent natural light throughout. A wide entrance hall sets the tone for the rest of the property, with oak doors, underfloor heating and a clean, contemporary finish. The layout flows beautifully into a dual-aspect sitting room with a modern wood-burning stove and patio doors opening onto a limestone terrace overlooking the rear garden.

At the heart of the home is an expansive open-plan kitchen and family room, fitted with dove grey cabinetry, marble-effect worktops, and a range of integrated appliances including twin ovens, an induction hob, a wine fridge and a dishwasher. A large island with breakfast bar provides a natural hub for everyday life, while vaulted ceilings and multiple sets of French doors create a sense of space, light and connection to the garden. It's an ideal space for entertaining, relaxing or simply enjoying the views across open fields.

The ground floor also features a generous utility room, a cloakroom, and a plant room housing the heating system. The principal bedroom suite is located on this level too, offering excellent proportions, a walk-in wardrobe and a stylish en-suite shower room. Upstairs, a galleried landing leads to three further bedrooms, one of which has its own en-suite, as well as a well-appointed family bathroom. Every room is finished with attention to detail, from quality tiling and fixtures to clever storage and modern lighting.

Outside, the property enjoys a broad driveway with parking for several vehicles, along with a large double garage with electric roller doors, power, lighting and loft storage. There is access all around the house, including to a separate wood store, and the rear garden is a blank canvas for landscaping, fully enclosed and positioned to enjoy the sun throughout the day. Solar panels and an air-source heat pump contribute to the home's energy efficiency, and a private treatment plant is in place.

Despite its quiet, rural position, Plot 3 is conveniently located for travel. Diss station, with direct trains to London Liverpool Street, is just over ten minutes away by car, and the coast can be reached in under forty minutes, with Southwold, Walberswick and Aldeburgh all close enough for day trips. Local amenities are available in nearby Brockdish and Harleston, with Norwich easily accessible by road.

This is a rare opportunity to acquire a substantial and energy-efficient new home in a peaceful yet well-connected setting, available with no onward chain.

Agents notes...

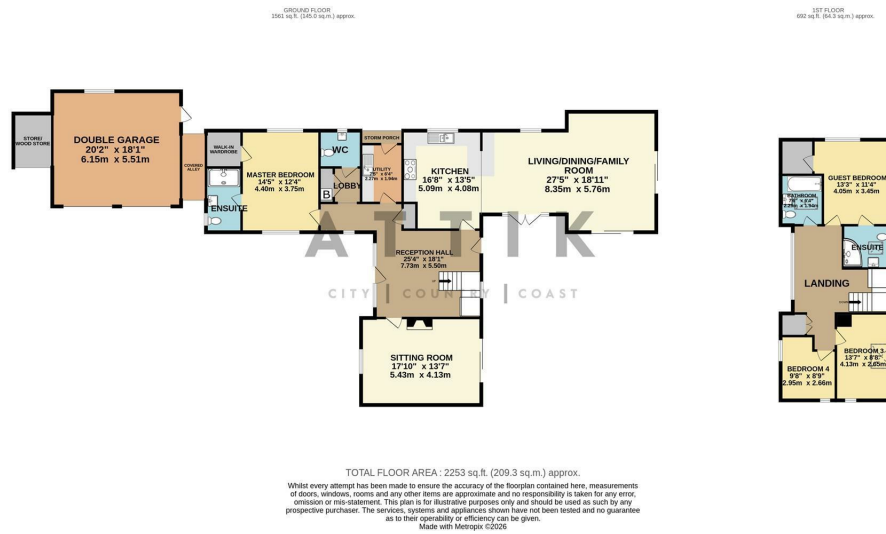
A pre-recorded walkaround tour is available for this property



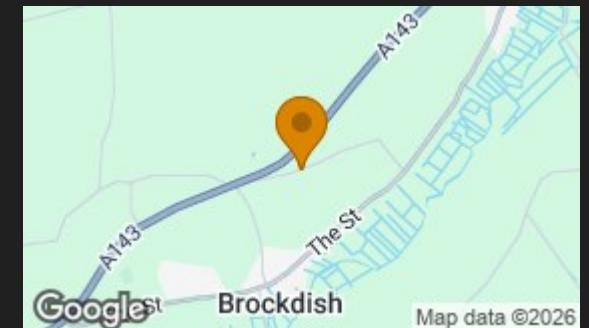
Local Authority
South Norfolk

Council Tax Band
F

Directions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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