



Westside Barn  
Yarmouth Road | Kirby Cane | Norfolk | NR35 2HJ

 FINE & COUNTRY

# SUNSETS GALORE



Designed by acclaimed Architects McArthur Tring, this exceptional contemporary barn conversion enjoys a truly idyllic rural setting.

One of just six exclusive homes surrounded by open countryside, it offers breathtaking panoramic views and spectacular sunsets.

Despite its peaceful location, the property is far from isolated, a vibrant market town is just five minutes away, while a popular local pub is within walking distance, providing the perfect balance between countryside tranquillity and everyday convenience.

The home itself is a striking Grand Designs-style residence, thoughtfully created for modern living and future sustainability.

Set within approximately one-third of an acre, it is complemented by beautifully landscaped Mediterranean-inspired gardens,

lovingly designed to provide year-round colour, texture, and outdoor enjoyment.

Combining contemporary architectural excellence with a sought-after rural lifestyle, this is a rare opportunity to enjoy the very best of country living without compromise.



# KEY FEATURES

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- A Stunning and Contemporary Semi-Detached Barn Conversion, located in the Charming Village of Kirby Cane
- In Total, Four Bedrooms and Two Villeroy & Boch Bath/Shower Rooms
- The Principal Bedroom Suite occupies the First Floor with an En-Suite and a Dressing Room
- Versatile Living with Ground Floor Bedrooms & Family Bathroom
- Open Plan Kitchen/Living/Dining Area with Double Glazed Doors Open to the Terrace and Garden
- Separate Utility Room and Ground Floor Villeroy & Boch WC
- Sitting in a Plot of approx. 0.3 of an acre of Beautiful and Well Stocked Gardens with Field Views Beyond
- Double Garage with Electric Door and Driveway providing Plenty of Parking
- The Accommodation extends to 2,132sq.ft which includes the Attic Space on the Floorplan
- Energy Rating: C

This modern home has enormous appeal, from the secluded and peaceful setting to the convenience of the location, from the soaring ceiling of the open plan areas to the spectacular views to the south and west. It's only a few years old and over this time has been further upgraded by the owners, so you have what is effectively a new home in immaculate condition with no work to do, ready and waiting.

## Perfectly Placed

There are just six properties here, set down a long private drive and nestled in open farmland well away from the road – you have two farmhouses and four barns, of which this is one. The owners came across the property when moving into the area for work. They had searched right across East Anglia, looking for that special something, and as soon as they saw this, they knew they had found it. Having lived in cities for many years, they were attracted to the peaceful setting but also liked the security of having neighbours around. They have enjoyed the easy access to the nearby towns and villages, including Beccles and Bungay, proximity to Norwich, and to the nearby Norfolk Broads and Suffolk coast, as well as excellent road and rail links. You can be in London in just two hours.





# KEY FEATURES

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## Easy, Efficient And Attractive

The barn was converted in 2020 and the owners came here a year later. They in turn have made a number of upgrades and improvements. It has aluminium windows and doors throughout and there's an NIBE air source heat pump paired with individual smart room controls with underfloor heating to the ground and first floors. The owners have never needed to use this to heat the first floor as the barn is extremely efficient and holds warmth well. When it's hot, the skylight upstairs creates a refreshing air flow and keeps things nice and cool, with sensors closing it automatically when it rains. There is also a mechanical extract ventilation system which improves indoor air quality and also prevents condensation throughout the property. You have double glazing too and it's all been incredibly well thought through to make this a very comfortable place to live throughout the seasons. The owners' bills have halved since coming here, which is all the more impressive when you consider how energy prices have risen! The kitchen was refitted just a year ago and has quartz worktops with integrated Bosch appliances and an AEG induction hob. This is a lovely sociable space, flowing into the dining room which is open to the sitting room. The master suite and living space face south and/or west, so receive abundant light and frame the eye-catching sunsets you'll see. The owners have said the sunsets here are the best they've ever enjoyed. All four bedrooms benefit from eco-focused remastered wood flooring which is underfloor heating compatible, whilst you will also discover imported Italian porcelain flooring tiles both internally and externally.

## Room To Relax

When the owners first came here, the garden was little more than a farmer's field. Hard work, determination and time have transformed it into the beautiful place you see today. The owners have taken advice from a neighbouring horticulturalist and have planted 29 trees and over 3,000 plants, with a Mediterranean focus. It's lovely out here and it's no wonder the owners spend as much time as they can relaxing in the garden. There's plenty of wildlife across the area and a real sense of serenity. You can feel yourself unwind, whether dining on the terrace, sitting in the shade of the willow (the only tree within the garden when the owners moved in), or simply enjoying the outlook.





















# INFORMATION

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## On The Doorstep

Kirby Cane is a pretty village scattered with period homes and a historic church. The barn is just a 15-minute walk from the local shop or Geldeston Wherry Inn on the river, great for canoeing and paddling boarding. The market towns of Beccles and Bungay are both around 4 miles away, offering a broader range of shops, services, and eateries, including Earsham Street Café. You will also find a fishmongers, greengrocer and artisan butchers, bakers and deli. Outney Common in Bungay is a popular place for walking and wildlife watching, whilst a round of golf can be enjoyed at Bungay and Waveney Valley Golf Club.

## How Far Is It To?

Buses run from Beccles to the cathedral city of Norwich taking around 20 minutes and for commuters to London, mainline rail services to London Liverpool Street run from nearby Diss with journey times from around 90 minutes. The Suffolk Heritage Coast, including the ever-popular seaside towns of Southwold and Aldeburgh, is approximately 18 miles to the east.

## Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich, at the McDonalds roundabout, go straight over onto the A143 and continue on this road. Take a left hand turn onto Church Road and then the next left again onto Old Yarmouth Road. Follow this road until you reach a driveway on the right hand side signposted Westside Barn. Turn right and the property will be found at the end of the drive on the left hand side.

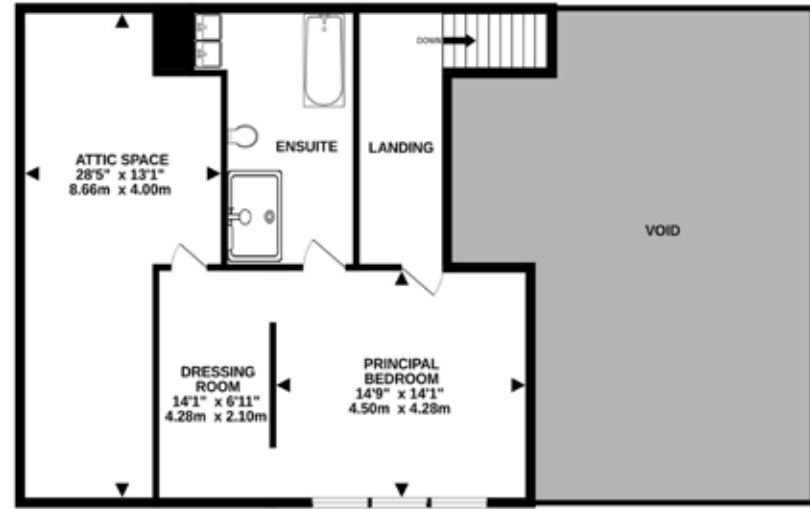
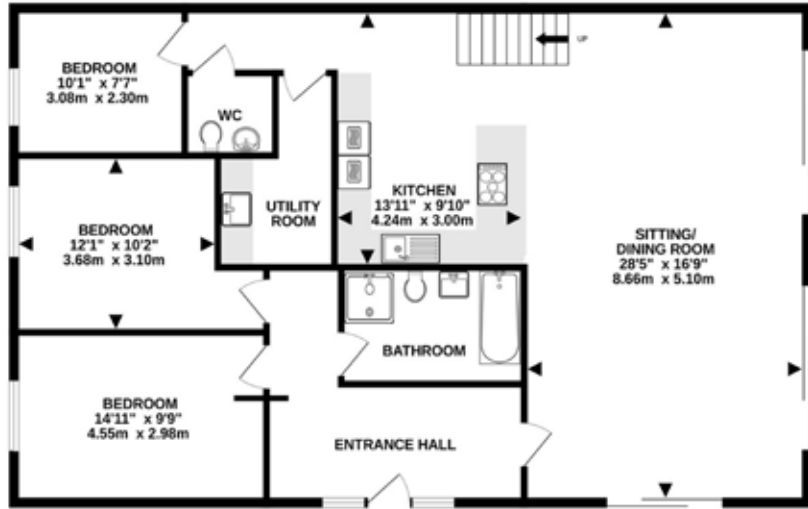
## What Three Words Location

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... [ambushes.darker.fashion](#)

## Services, District Council and Tenure

Air Source Heating, Underfloor Heating, Mains Water  
Private Drainage via Water Treatment Plant  
ADSL Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
South Norfolk District Council - Council Tax Band D  
Freehold





GARAGE  
299 sq.ft. (27.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2132 sq.ft. (198.2 sq.m.)  
TOTAL FLOOR AREA : 2432 sq.ft. (225.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		93
B (81-91)			
C (69-80)		75	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

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www.epc.co.uk

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

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