



*Wood Farm Barn,  
Loddon, Norfolk*



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ESTATE AGENTS

Superbly positioned and impeccably presented we are delighted to offer this impressive, single-storey detached barn conversion for sale. Enjoying open views of the surrounding South Norfolk countryside whilst providing excellent access to nearby Loddon and the city of Norwich. Internally, we find over 1,300 sq. ft. of well-appointed living space that makes this a wonderfully sociable home ideal for family living and entertaining alike. Outside, the gardens echo the attention to detail, whilst taking in the field views. Viewing is essential to appreciate all this property has to offer in this beautiful location.

**Accommodation comprises briefly:**

- Hallway • 25ft Living Room
- Stunning Kitchen/Dining Room
- Master Bedroom • Ensuite To Master
- Second Double Bedroom • Shower Room
- Office Space/Bedroom Three
- Generous Gardens
- Ample Off Road Parking
- Approx. 0.33 Acre Plot (STS)



**Property**

The entrance hall leads to the stunning kitchen/dining room, which features lovely ceiling beams and dual-aspect views of the garden and the surrounding countryside. The kitchen is equipped with sleek white units, contrasting wooden worktops, and a large central island with an integrated hob and downdraft extraction, two side-by-side electric ovens, a double sink, and there is ample space for a free standing fridge/freezer. The dining area offers plenty of space for a large table and chairs, with a door leading into the sitting room. This impressive 25ft room enjoys triple-aspect views of the garden and countryside. High ceilings and wooden beams enhance the sense of space, while a wood burner serves as a beautiful focal point, providing a cosy atmosphere for colder winter nights. At the other end of the property, you will find two double bedrooms and a shower room. The master bedroom is a spacious double room featuring field views and the added benefit of a modern ensuite shower room, which includes a shower area with electric shower, WC, bidet, and a wall-hung vanity unit. The main hallway leads into a bright, open space with double-aspect windows. This area is currently used as a workspace but has the potential to be a third bedroom. From here, a door leads to the second double bedroom, which includes fitted wardrobes and garden views. Completing the accommodation is the main shower room, comprising a shower cubicle with electric shower, WC, wall-hung vanity unit, and a heated towel rail. This room also provides additional storage cupboards and dedicated space for a washing machine.







## Outside

Approaching the property from the Loddon Road, double gates open through the established hedged boundary and lead to the off road parking and turning space on the eastern boundary of the plot. The hedging encloses the space offering excellent privacy from the road, whilst the parking area flows into a delightful courtyard formed by the shape of the barn. Here a variety of flowering shrubs and perennials bring colour throughout the year. The front door enters via the hallway. In the main gardens, we step from the living area onto the patio, a superb extension to the home in the summer months. The garden is laid to lawn dissected by pathways and framed with a range of well-planned planting that makes the most of the countryside views. At the foot of the space a kitchen garden offers raised fruit and vegetable beds, a green house and potting shed.

## Location

The property can be found on the Bungay Road close to the very popular village of Loddon, which provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café, butchers and take-out options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

Electric heating (thermostats in each room), mains electricity and water. Septic tank. Rain harvesting system for garden.

Energy Rating: D

## Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR14 6DZ

What3Words: ///gems.keyboard.diverged

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £600,000**



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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Loddon 01508 521110

Halesworth 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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