

Elms Barn Capps
Lane
All Saints South
Elmham







Elms Barn Capps Lane

Guide Price £800,000

The barn, land & pond, and a life beyond ordinary

Elms Barn, All Saints South Elmham, enjoys a fabulous rural situation, surrounded by open farmland and set within grounds of approximately 1.7 acres, offering a high degree of privacy and a real sense of space.

Despite its peaceful and secluded feel, the property remains well placed for access to the market towns of Halesworth and Bungay, both offering a good range of amenities, while the Suffolk Heritage Coast, including Southwold and Walberswick, is within easy reach for beaches, coastal walks and well-regarded places to eat and drink.

The grounds are a particular feature, extending to include a substantial pond, more akin to a small lake, along with areas of woodland supporting a variety of wildlife and plant species. The plot offers a natural and ever-changing environment, with the barn sitting comfortably within its surroundings. In addition, there is a shepherd's hut which offers clear potential for holiday letting or ancillary accommodation, along with a further outbuilding that could be converted, subject to any necessary consents, to create additional income or guest space.

The setting is further enhanced by its immediate surroundings, with Elms Farm next door, a notable neighbouring property dating back to the 12th century and later extended in the 15th century, reinforcing the historic and agricultural character of the area.

The barn itself is believed to date from around the Tudor period and, importantly, is not listed. Fully converted over three years, 2006-2009, it provides a thoughtful blend of period features and modern practicality, further enhanced by ground source heating and a private mini treatment plant.

Entry is via a useful boot room with built-in storage and seating, leading through to a utility room and into the main living space. This impressive open-plan area forms the heart of the home, incorporating dining and seating zones, with extensive exposed beams and large windows drawing in natural light and framing views across the grounds and lake.

The kitchen is centred around a substantial island with a breakfast bar, offering ample storage and workspace, with the sink positioned to take full advantage of the outlook. Glazed sections within the timbers provide subtle separation while maintaining the overall open-plan feel.

Further ground-floor accommodation includes a well-appointed shower room and a versatile additional room, currently used as a studio, which could equally serve as a ground floor bedroom, positioned conveniently next to the shower room. This space also houses the ground source heating system. Underfloor heating serves the ground floor.

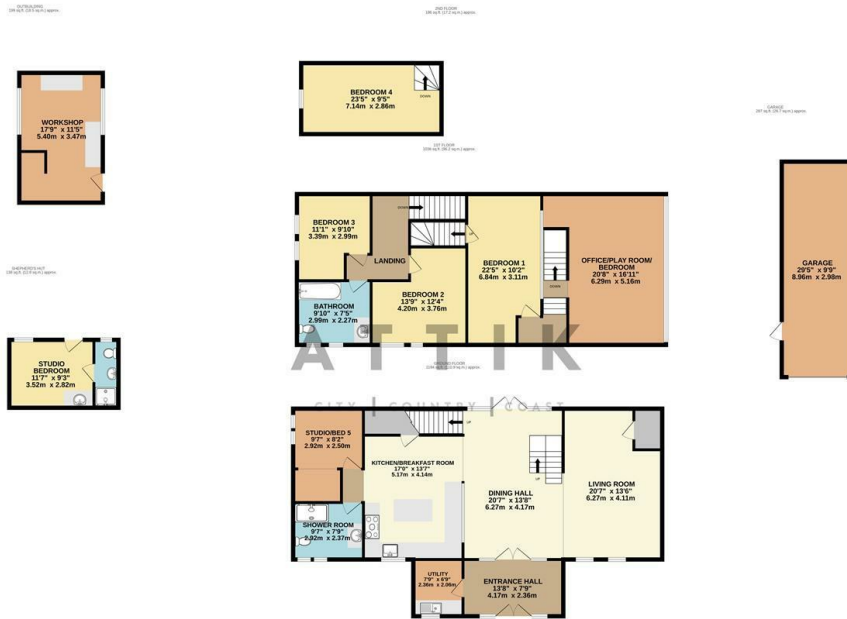
Upstairs, the layout is both flexible and characterful, with two staircases providing access across the first floor. The three bedrooms are well-proportioned, many enjoying views across the surrounding countryside and water. The principal bedroom is a particularly attractive space, and a large additional first-floor room offers excellent versatility as a further sitting room, playroom or extension to the main suite. A family bathroom with a freestanding bath serves the remaining rooms, and a further sizeable attic room provides additional accommodation.

Agents notes...

A pre-recorded walkaround tour is available for this property







TOTAL FLOOR AREA : 3039 sq.ft. (282.3 sq.m.) approx.

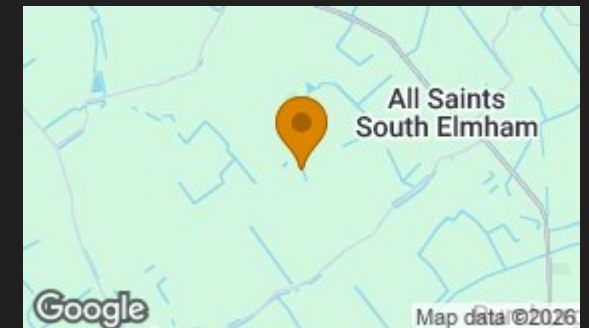
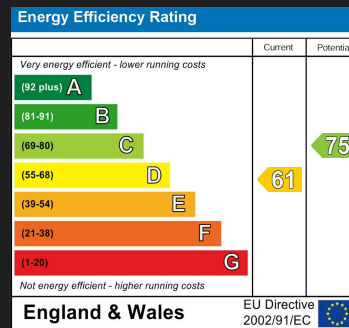
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Local Authority
East Suffolk

Council Tax Band
D

Directions



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