



Leiston, East Suffolk

Offers In Excess Of £800,000

- Exclusive private road location close to Thorpeness and Aldeburgh
- Impressive detached barn-style home extending to approx. 2,500 sq ft
- Versatile annexe, additional living/bedroom
- Spacious reception hall with exposed brickwork and oak staircase
- High-quality shaker kitchen with island, range cooker, and dining room
- Generous landscaped gardens, terraces, and additional woodland-style plot
- Triple-aspect sitting room with bi-fold doors and inglenook fireplace and wood burner
- Five well-proportioned double bedrooms, two with en-suites
- EPC - B

Badger Wood Lane, Leiston

An exceptional detached family home situated sought after village on a private road between Leiston and Aldringham, about a mile south of the well served town of Leiston and the nearby market town of Saxmundham. Aldeburgh is a renowned seaside town with a vibrant mix of shops and restaurants, long shingle beach and bordered by the beautiful river Alde. Saxmundham not only contains a Waitrose and Tesco's supermarkets, but also a branch railway station which, with a change at Ipswich onto the Inter-City line, leads to London Liverpool Street. The Suffolk Heritage Coast has a reputation of Outstanding Natural Beauty and includes a vast network of footpaths along river banks and through woodlands and nature reserves, as well as being approximately two hours to London via both train and car.



Council Tax Band: F



DESCRIPTION

Tucked away along the prestigious private road of Badger Wood Lane, The Barn forms part of an exclusive collection of high-quality homes, ideally positioned on the southern edge of town and just a short drive from the charming coastal destinations of Thorpeness and Aldeburgh.

Approached via an expansive block-paved courtyard, the property offers ample parking alongside a detached oak-framed cart lodge with power supply, setting the tone for the quality and space that continues throughout.

This impressive detached barn-style residence extends to approximately 2,500 sq ft and has been thoughtfully designed to combine character with modern family living. A welcoming reception hall, featuring exposed brickwork and a striking oak staircase, leads to the principal living spaces. The main reception room is a standout feature, enjoying a triple aspect with bi-fold doors opening onto the garden and an imposing inglenook-style fireplace with wood burning stove.

A second reception room, flooded with natural light through floor-to-ceiling glazing from the hallway overlooks the rear garden and connects seamlessly to the superb kitchen/breakfast room. This beautifully appointed space is fitted with high-quality shaker-style cabinetry, solid wood work surfaces, a central island with polished stone top and breakfast bar. Integrated appliances include a Rangemaster cooker. The kitchen flows effortlessly into a dining area with vaulted ceiling window wide windows and casement doors opening onto a generous terrace.

Further ground floor accommodation includes a well-equipped utility room, cloakroom, and a versatile converted garage space, now forming a large additional living room/bedroom with air conditioning—ideal for use as an independent annexe.

Upstairs, a galleried landing with study area leads to five well-proportioned double bedrooms. The principal suite enjoys garden views and a stylish en-suite, while a guest bedroom also benefits from its own en-suite and walk in wardrobe. Three further bedrooms are served by a contemporary family bathroom.

Outside, the property sits within a generous plot, with beautifully landscaped gardens featuring expansive lawns, mature planting, and multiple seating areas. A large terrace with pergola provides the perfect setting for outdoor entertaining. Additionally, a separate garden area across the private road offers a peaceful, tree-lined retreat—ideal for children, recreation, or simply enjoying nature.

This exceptional home presents a rare opportunity to acquire a spacious and versatile family residence in a highly desirable location, perfectly suited to multi-generational living and within easy reach of the Suffolk coast.

TENURE

Freehold

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 21074/RDB.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

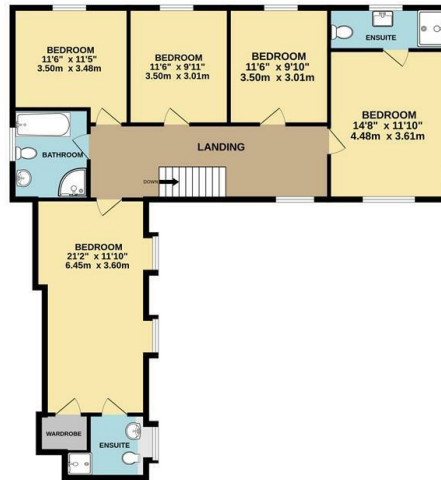




GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.



1ST FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA: 2522 sq.ft. (234.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(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	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com