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Abbotts Manor Barn,
Kirby Cane, Suffolk

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ESTATE AGENTS

Bungay - 4.0 miles
Beccles - 4.0 miles
Norwich - 17.3 miles
Southwold - 17.7 miles

An exceptional opportunity to purchase this attractive, single storey, Victorian red brick barn set within its 0.3 Acre (stms) plot. Situated in a rural yet accessible location on the Norfolk/Suffolk border and enjoying open countryside back drops the vista is delightful. The barn now retired from the farm offers a wealth of opportunity for a new owner to explore. Approval for change of use from agricultural to residential has been granted by South Norfolk Council. A further attached land parcel of 0.2 Acre (stms) is available by separate negotiation. All enquiries via our Bungay Office on 01986 888160. Viewings Strictly by Appointment.

The barn & site comprises briefly:

- Brick Built Two Section 'L' Shaped Barn
- Single Storey
- 2541 sq.ft Current Footprint
- Road Entrance
- Extensive Hard-standing to Frontage
- 0.3 Acre Plot (stms)
- Stunning Countryside Views
- Quiet, Rural Yet Not Isolated Position
- Planning Reference South Norfolk Council: 2025/1451
- Additional 0.2 Acre (stms) land available by separate negotiation.

Location

The barn occupies a rural but not isolated position conveniently located close to the village of Kirby Cane. The attractive Market town's of Beccles and Bungay are both approx 4 miles distant which provides numerous shops, schools, and all other essential amenities which may be needed. The Cathedral City of Norwich lies approximately 17 miles to the north with a mainline rail service to London Liverpool Street (approx 1hr 54 mins) and an expanding airport on the north side of the city with international flights. Southwold and the unspoilt Suffolk coastline is within an easy driving distance of 21 miles.





Services

All services to be connected are the responsibility of the purchaser

Energy Rating: N/A

Local Authority:

South Norfolk Council

Tax Band: N/A

Postcode: NR35 2HP

What3Words: ///sneezed.waltzes.risen

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

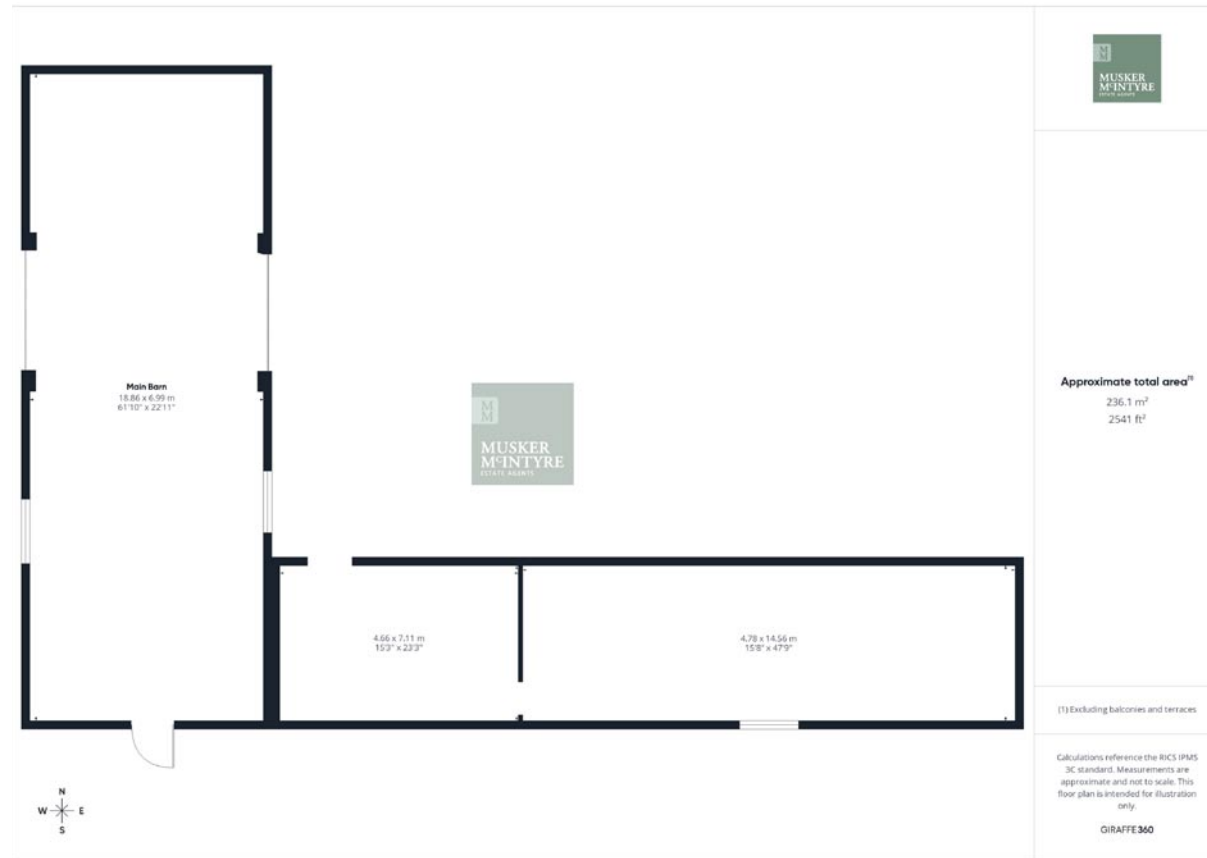
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Agents Planning Notes

Approval for change of use from Agricultural to Residential at Abbots Manor Barn has been granted by South Norfolk Council, to comply with Schedule 2, Part 3, Class Q.2(3) of the Town and Country Planning (general permitted development) order 2015. Planning Reference 2025/1451.

Guide Price: £165,000

All viewings are strictly by appointment with Musker McIntyre's Bungay Office.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Bungay 01986 888160

www.muskermcintyre.co.uk

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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