



An exceptional opportunity to rent this stunning 4-bedroom linked detached barn on the edge of Leiston, close to Eastbridge, Theberton, the Suffolk Heritage Coast and Sizewell. Designed for sustainable modern living, this remarkable home combines country character with contemporary style, featuring vaulted ceilings, extensive floor-to-ceiling glazing, open-plan living, abundant natural light, privacy and far-reaching countryside views. Offering 2 receptions, kitchen/breakfast & dining space, utility, storage, 2½ bathrooms and an impressive open mezzanine – ideal as a home office or studio. Generous wrap-around gardens and multiple entertaining spaces create a wonderful connection with nature. Solar panels, eco-conscious construction, energy-efficient design, central heating and a multi-fuel burner enhance this exceptional home. Part furnished and truly individual – a rare opportunity to rent a Suffolk home where space, style, countryside and coast come together. A home to admire. A home to enjoy. A home in which to relax, and perhaps most importantly, a home with space to make your own.

Rowley Mews

Leiston, IP16 4FJ

£2,700 pcm

EPC Rating '85'





A STUNNING CONTEMPORARY COUNTRY BARN WITH FAR-REACHING COUNTRYSIDE VIEWS

A beautifully presented 4-bedroom country-style modern linked detached barn, combining exceptional contemporary living with an enviable rural setting, generous gardens and an abundance of natural light.

Set on the edge of the pretty Suffolk town of Leiston, and enjoying a wonderful position close to the surrounding villages of Eastbridge and Theberton, this remarkable home offers an appealing blend of countryside tranquillity, contemporary design and convenient access to the Suffolk Heritage Coast.

From the moment you arrive, there is an immediate sense that this is a home designed not simply to live in, but to enjoy.

The barn exudes a distinctive combination of country character and modern architectural living, with



impressive open-plan spaces, vaulted ceilings and extensive floor-to-ceiling glazing drawing the outside in. Natural light flows throughout the accommodation, whilst carefully positioned windows provide a wonderful sense of privacy and take full advantage of the far-reaching views across open, rolling Suffolk countryside.

This is a property that changes character throughout the day - from bright and uplifting mornings through to spectacular evening light, making the surrounding landscape an ever-changing backdrop to everyday life.

THE ACCOMMODATION

The versatile accommodation extends to approximately 4 bedrooms, with the flexibility to adapt the layout to suit individual requirements.

The principal living areas have been thoughtfully arranged to create a home that works equally well for family life, entertaining and quieter moments of relaxation.

A particularly impressive feature is the collection of generous reception spaces, complemented by an open-plan arrangement and elevated mezzanine level.



RECEPTION & ENTERTAINING

The property offers three reception rooms, providing plenty of flexibility for formal entertaining, family gatherings, television and relaxation, whilst the open-plan elements of the home create a wonderful sense of connectivity.

The vaulted ceilings and extensive glazing add an exceptional feeling of volume and space, whilst framing those beautiful countryside views.

The open mezzanine provides a particularly appealing additional space and would make an outstanding home office, studio or creative workspace, enjoying an elevated outlook across the surrounding landscape.



For those who now work from home, this is a space that offers something rather special - privacy, inspiration and views that extend seemingly as far as the eye can see.

KITCHEN, BREAKFAST & DINING

The kitchen/breakfast and dining area forms a natural heart to the home, providing a sociable setting for everyday family life as well as entertaining friends and guests.





The open-plan configuration allows cooking, dining and conversation to flow naturally together, whilst the surrounding glazing ensures that the countryside remains very much part of the experience.

There is also a useful utility room, together with additional storage facilities, helping to combine the more practical requirements of modern living with the property's stylish principal accommodation.

BEDROOMS & BATHROOMS

The property provides four/five bedrooms, offering considerable versatility for families, visiting guests or those requiring additional office or hobby space.



The accommodation is complemented by approximately two and a half bathrooms and three WC's, providing excellent practicality for modern family living and entertaining.

The flexibility of the fifth bedroom/occasional room also allows you to tailor the accommodation according to their own lifestyle - whether that means an additional bedroom, dressing room, office, studio or guest accommodation.

OUTSIDE

Perhaps one of the property's most compelling features is the wonderful relationship between the house and its gardens.

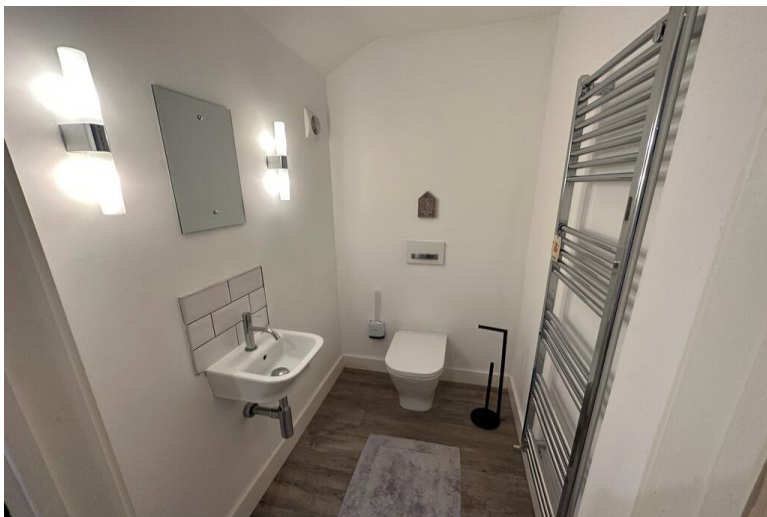
The property enjoys a generous wrap-around garden, providing an excellent degree of privacy together with numerous areas from which to sit, relax, dine and entertain.

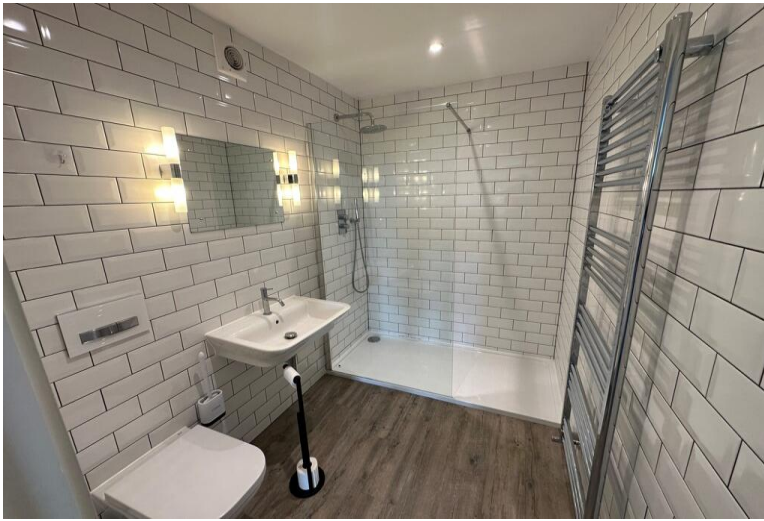
Multiple outdoor seating areas create the opportunity to follow the sun throughout the day, whilst the garden provides plenty of scope for year-round outdoor entertaining.

Whether enjoying morning coffee, an al fresco lunch, summer gatherings with friends or simply watching the changing Suffolk skies with a glass of something chilled, the outside space provides a natural extension of the living accommodation.

The surrounding countryside creates an exceptionally attractive backdrop, giving the property a genuine sense of space and openness whilst retaining the convenience of being close to local amenities.

ENERGY EFFICIENCY, SUSTAINABILITY & CONSIDERED MODERN LIVING





THE LOCATION

Is a considerable part of the property's appeal.

Situated on the edge of Leiston, the home enjoys easy access to the surrounding Suffolk countryside and the nearby villages of Eastbridge and Theberton, whilst the spectacular coastline is only a short drive away.

The Suffolk Heritage Coast offers an exceptional choice of beaches, coastal walks, nature reserves and countryside, with the wider area renowned for its unspoilt landscapes and distinctive coastal character.

The property is also conveniently positioned for access towards Sizewell, making it particularly interesting for those requiring access to the area, whilst nearby towns and villages provide further amenities and everyday conveniences.

A HOME TO ADMIRE, ENJOY & RELAX

There is a rare quality to this property.

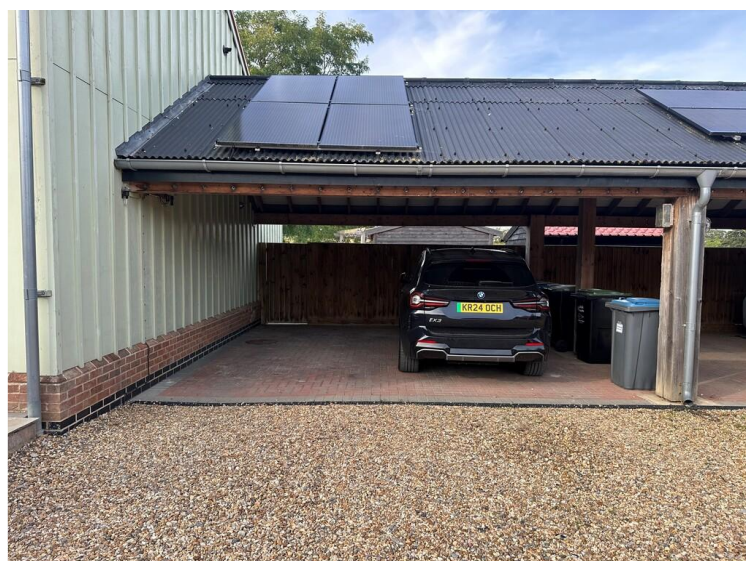
It combines the character and romance of a country barn with the light, space and clean lines expected from contemporary architecture.

The vaulted ceilings create drama, the extensive glazing floods the interiors with natural light, the mezzanine provides an inspiring workspace, and the gardens offer a multitude of ways in which to enjoy the outdoors.

The far-reaching countryside views provide a constant sense of calm, whilst the property's position places the coast, countryside, villages and local amenities comfortably within reach.

Presented part furnished, the home offers an exciting opportunity to move straight in and enjoy what is already here, whilst retaining plenty of scope for the new occupants to introduce their own personality, style and finishing touches.

A truly individual country-style modern barn offering approximately 4 bedrooms, three reception rooms, open-plan kitchen/breakfast and dining accommodation, mezzanine home office, utility and storage facilities, two and a half bathrooms, three WCs, vaulted ceilings, extensive floor-to-ceiling glazing, solar panels, central heating, multi-fuel burner, generous wrap-around gardens and far-reaching open countryside views - all within easy reach of the Suffolk Heritage Coast.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

