Chartered Surveyors / Estate Agents

Clarke & Simpson









Cross Barn, Hoxne Road, Syleham, Eye, Suffolk IP21 4LN

A recently refurbished five bedroom detached barn conversion, sitting in an idyllic location adjacent to meadows, within the village of Syleham, on the Suffolk/Norfolk border.

Offers in Excess of £699,500 Freehold

P7738C

Summary

Hallway, kitchens, dining room, sitting room, gym, spacious ground floor bedroom with bath, and cloakroom.
Four first floor bedrooms, one with en-suite, and family shower room.
Off-road parking and double garage. Home office.
Landscaped gardens including a courtyard, large rear patio, lawn, beds and trees.
In all, 0.4 acres.

No forward chain.

Location

The property is situated in the small Suffolk village of Syleham, two miles from the historic village of Hoxne which is one of the oldest settlements in the world. The market towns of Eye, Harleston and Diss cater for most everyday needs and include local and national chains of shops, hostelries and regional commercial operations. The historic and highly popular market town of Framlingham lies approximately 14 miles to the south and boasts a range of recreational, retail and educational facilities including a number of popular public houses, restaurants, Framlingham Castle, and regular markets. Diss station provides direct commuter services to London Liverpool Street, whilst the national road network can be accessed via the A140 and A12, providing links to London and Cambridge via the A14. Norwich Airport lies just 30 miles to the north for domestic and international flights.

Description

Cross Barn is a detached barn conversion that offers period features such as exposed beams. It has the advantage of not being Listed. In recent years, it has undergone a significant refurbishment programme, including a new kitchen, bathroom, roof, boiler, windows, underfloor heating in the sitting room along with new radiators throughout. It now offers stylish and well laid out accommodation throughout.



From the courtyard, a porch leads to a door that opens to the hallway. Stairs rise to the first floor landing and there are doors off to the kitchen, ground floor bedroom, and also a cloakroom. The kitchen has exposed timbers and a window overlooking the rear patio and garden. It is fitted with a stylish range of modern high and low-level wall units and there is a four oven electric Aga. A door leads into a secondary kitchen that also acts as a utility room. This has high and low-level wall units and a window overlooking the courtyard. There is a butler sink along with an integrated fridge and space and plumbing for a washing machine and dishwasher. From here, there is a door to the dual aspect dining room that has French doors opening out to the courtyard and windows with fine views over a neighbouring meadow. It has brick flooring in a herringbone style. A door leads to the sitting room. This fabulous vaulted room has a feature wood burner that hangs from the ceiling joists. There is a contemporary bar and fitted bookshelves. French doors open to the patio and windows overlook the adjacent meadow. A door opens to a further reception room that has been used as a gym and has fitted mirrors, a vaulted ceiling, skylights and French doors to the courtyard.

From the hallway is also access to the principal ground floor bedroom. Historically a reception room, this has exposed timbers and is dual aspect with a window to the courtyard and the garden. There are sliding doors to the rear patio. It has a brick fireplace and a feature roll top bath. Also on the ground floor is a cloakroom with WC and handwash basin.

The first floor landing has a window with views over the rear garden and fields beyond. There is a cupboard with large hot water cylinder. Doors lead off to four bedrooms and the family shower room. Bedroom two is a good size double with exposed timbers and a window to the rear of the property. There are built-in wardrobes and a door to an en-suite that comprises a shower, WC, handwash basin, towel radiator and window. Bedroom three is a single and is being used as a study and has a window to the front. The fourth bedroom is double with a window to the front of the property and a built-in wardrobe. The fifth bedroom is a double or large single with exposed timbers, built-in wardrobe and a window with views over the rear garden. In addition is a family shower room which comprises a shower, WC, handwash basin, fitted cupboards, towel radiator and a window to the rear.































Outside

Outside the property is approached via remote controlled electric gates that opens onto the gravel driveway. The garage is of brick and block construction under a pitch tiled roof. It has space for two vehicles and has power and light connected. Connected to the garage is a home office with French doors. This has power and light connected and benefits from an electric radiator. Adjacent is a covered storage area.

Approaching the front of the property from the driveway, there is a brick paved pathway leading to a hard landscaped courtyard garden with a raised flowerbed and borders.

The rear garden has been beautifully landscaped with a large area of lawn surrounded by patio. A paved pathway leads to various areas of gravel with landscaped borders. It benefits from views of the surrounding fields and has outside lighting.















Directions

Heading north on the A140, upon reaching the roundabout near Scole turn right onto the A143 and continue along the road turning right into the village of Brockdish. Take the small lane on the right hand side and cross the river. Turn right and proceed along the lane passing Syleham Manor on the left. Cross Barn will be found a little further along on the right hand side.

For those using the What3Words app: /// falls.cherubs.supple

Viewing - Strictly by appointment with the agent.

Services - Mains water and electricity. Private drainage system. Oil-fired central heating system. Electric Aga.

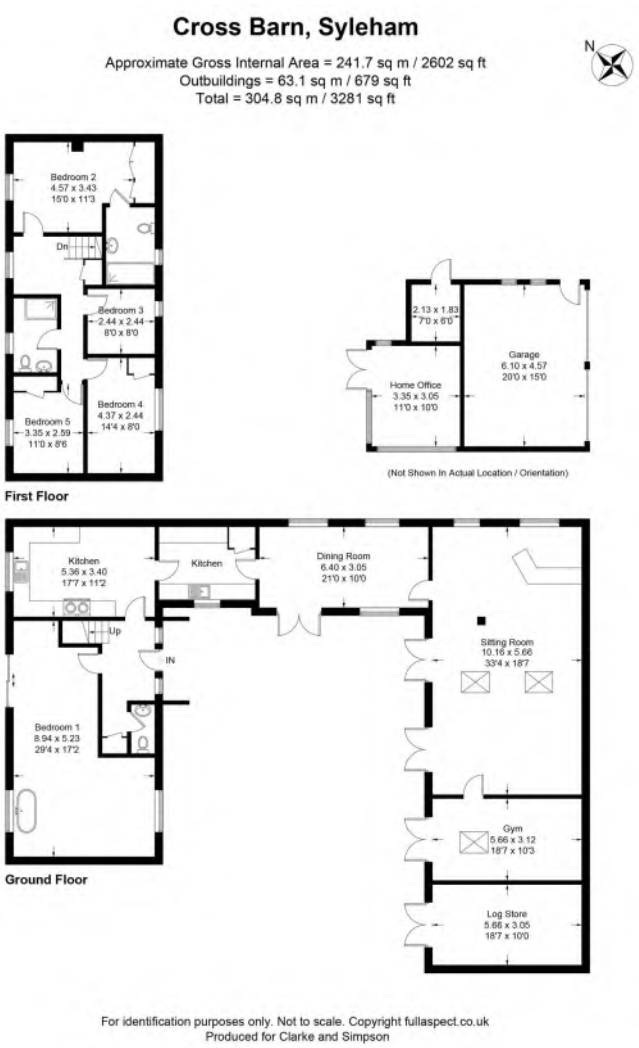
Broadband - To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones - To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = E (Copy available from the agents upon request).

Council Tax - Band G ; £ 3,768.53 payable per annum 2026/2027

Local Authority - Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity .

November 2026



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