



## Mutfordwood, Suffolk

Offers In Excess Of £795,000

- 3258 Sqft of Accommodation
- High Energy Efficiency with Under Floor Heating
- 1/2 Acre Plot, Ample Parking & Large Gardens
- Private Road Leading to a Beautiful Countryside Location
- Versatile & Open Plan Living with High Vaulted Ceilings
- 5/6 Bedrooms 3 Ensuites & Family Bathroom
- Exceptional Specification with Bespoke Fittings
- Far Reaching Countryside Views
- Predicated EPC - D

# Mutfordwood, Mutfordwood

Oak Barn is a NEW BUILD 'Barn Conversion' of exceptional design and specification, complete with LARGE and VERSATILE ANNEXE located in the delightful rural setting surrounded by open countryside yet just a short drive of the popular market town of Beccles.

Set within the picturesque surroundings of Woodbarn Lane in Carlton Colville, these two individually designed barn conversions — Chestnut Barn and Oak Barn — offer a rare opportunity to own a contemporary countryside retreat with uninterrupted views across open farmland and marshland.

Approximately midway between the coastal port of Lowestoft and the market town of Beccles, both within a few minutes drive offer a wide range of shopping and leisure attractions. The renowned Coastal Town of Southwold is a mere 20 minutes to the South.



Council Tax Band:



## DESCRIPTION

Oak Barn is an outstanding contemporary barn conversion providing substantial and versatile accommodation in a beautiful rural setting. Combining impressive architectural design with modern sustainability and premium finishes throughout, this remarkable home offers a rare opportunity to enjoy countryside living without compromise. At the centre of the property is a magnificent open-plan living environment characterised by dramatic vaulted ceilings, expansive glazing and an abundance of natural light. The sense of space is enhanced by carefully considered design and exceptional craftsmanship, creating a home that is both elegant and practical. The bespoke kitchen has been designed as a true focal point, featuring custom cabinetry, granite work surfaces, a large central island with breakfast bar seating and a full complement of integrated appliances. The adjoining living and dining areas provide an exceptional setting for entertaining and family gatherings alike. Offering five to six bedrooms, four bathrooms and two reception rooms, Oak Barn delivers extensive accommodation suitable for growing families, multi-generational living or those seeking additional workspace. The luxurious principal suite benefits from a private en-suite bathroom and walk-in dressing room, while the additional bedrooms are all generously proportioned doubles, several enjoying far-reaching countryside views. Throughout the property, attention to detail is evident, from the bespoke timber staircase with contemporary glass balustrade to the mezzanine level, ideal as a home office or additional reception space. Premium Karndean flooring runs throughout the principal living areas, while bedrooms are finished with soft carpeting for added comfort. The luxurious bathrooms are fitted to an exceptional standard, incorporating freestanding baths, walk-in rainfall showers, heated towel rails and high-quality contemporary

fixtures. Outside, Oak Barn enjoys landscaped gardens and extensive outdoor entertaining areas, with generous patio and decking spaces designed to make the most of the peaceful surroundings. The property benefits from ample driveway parking within a private gated development accessed via a secluded lane. A detached annexe provides a versatile additional space, ideal for guest accommodation, independent family living, a home business, gym or creative studio. Built with long-term sustainability at its core, Oak Barn incorporates high-performance insulation, underfloor heating throughout, an air-source heat pump, EV charging point and the option to install solar PV panels, ensuring efficient and environmentally conscious living. The location offers an enviable balance of rural tranquillity and accessibility. Carlton Marsh Nature Reserve and Rookery Park Golf Club are just moments away, the thriving market town of Beccles can be reached in under ten minutes, Norwich is approximately thirty minutes by road, and the Suffolk Heritage Coast, including Southwold, lies within easy reach. The property will be sold with the reassurance of a structural warranty, providing confidence and peace of mind for its future owners.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band to be advised.

## SERVICES

Mains electricity and water. Sewage treatment plan.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)  
Tel: 01502 442889 Ref: 20932/JD.

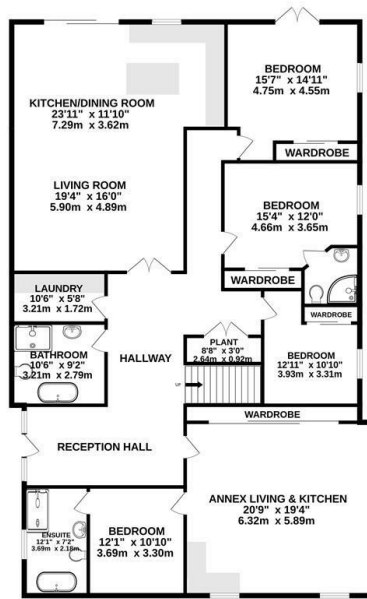
### **FIXTURES & FITTINGS**

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.

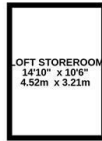




GROUND FLOOR  
2479 sq.ft. (230.4 sq.m.) approx.

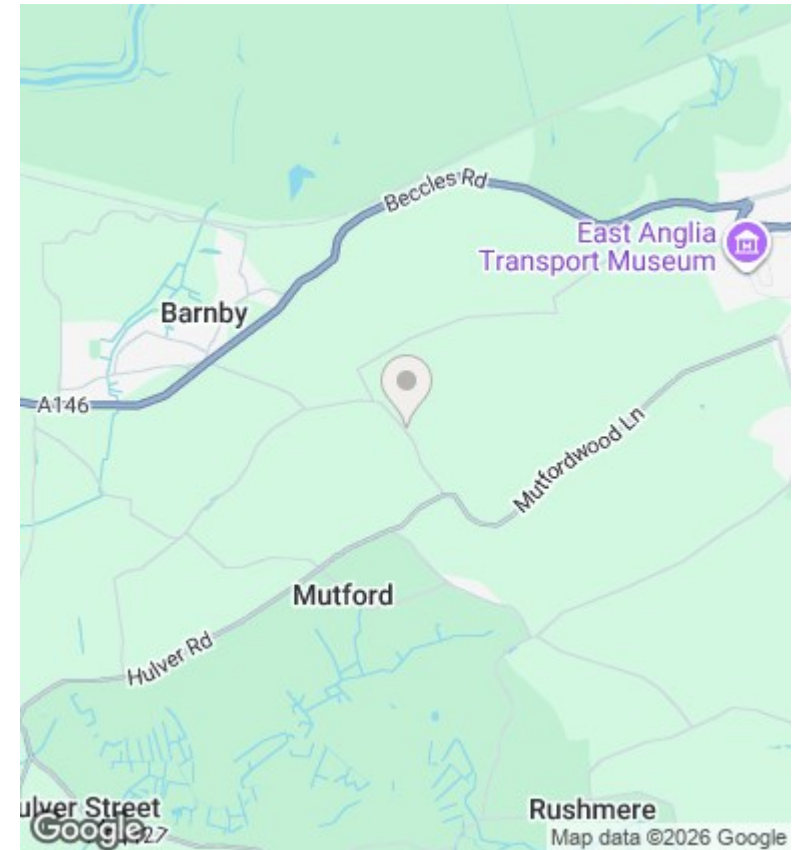


1ST FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA: 3414 sq.ft. (317.2 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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### 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 |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      |           |
| (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](http://www.epcregister.com)