



Barsham Barn  
Barsham | Suffolk | NR34 8HB

# PAST, PRESENT AND FUTURE



“A magnificent Tudor barn that’s been lovingly converted and recently comprehensively renovated, this is a home that perfectly blends modern comfort with traditional character. A stunning property sitting in around an acre of very private gardens, down a long lane with no passing traffic. It’s a haven for wildlife and an incredibly tranquil spot, yet it’s walking distance from Beccles, with access to all the amenities of this charming market town.”



# KEY FEATURES

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- A beautifully presented Tudor Grade II Listed Barn Conversion, sympathetically Renovated and Improved by the Current Owners
- Many Original Features including Brick & Flint Walls and Timber Beams
- Four/Five Bedrooms; Three with En-Suite Facilities
- Benefitting from a Grand Sitting Room with Underfloor Heating & Flagstone Flooring
- Located along a Private Road with Gated Entrance and Set within 1 acre of Beautiful Gardens
- New Three Bay Cart Lodge and Ample Off Road Parking
- The Accommodation extends to 3,445sq.ft
- EPC Exempt

This impressive barn was originally part of a landed estate and sits in a glorious rural position within open farmland, offering direct access down to the river along the Angles Way. It has a fascinating history and was cleverly converted some years ago to create a spectacular family home. The current owners have renovated and improved it sympathetically, setting it up for a bright future. Perhaps you'll be the one to write the next chapter of its story?

## A Tale To Tell

The barn originally belonged to Barsham Hall, which itself dated back to around 1400. The hall was remodelled and handed down through the generations until it passed to the Suckling family. Catherine Suckling, born at Barsham, was Horatio Nelson's mother. The old hall was replaced several centuries ago and later demolished, but the barn still stands in around an acre of its own gardens. During the 16th century, a tower was built close to the barn and is believed to have been used for agricultural purposes. Known as Blennerhassett's Tower or The Armoury (it was used as this during the Civil War), it was demolished in 1948 but its remains are still visible in the garden. Make your way down the long lane, fields on either side, and you'll understand how it's possible to live in this area for many years and never know this barn existed! It's totally private and wonderfully secluded. A really peaceful spot.

## Old And New in Harmony

The conversion has been skilfully designed to show the scale of the barn and to preserve its character, whilst creating a welcoming and practical family home. The main sitting room is spectacular, extending to around 40 feet in length and forming the centrepiece of the accommodation. The exposed timbers and flint wall add to the character, while the dual aspect nature of the room ensures it gets plenty of light. Indeed, this is a barn that's full of light and is beautifully uplifting. It's also seen significant improvements under the current ownership, which include the installation of two air-source heat pumps with separate heating zones. These benefit from a government grant of around £484 paid every quarter which has just under six years still to run, so the new owners will receive this. There are new radiators, a new pellet burner, and all the doors and both staircases





# KEY FEATURES

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have been replaced with solid oak.

There's a beautiful bespoke solid wood kitchen with a French limestone floor and all the bathrooms have been upgraded, with bespoke Indian marble and Italian travertine. No expense has been spared!

## A Welcoming Home

The layout works well too and makes this a very easy house to live in. We've already mentioned how much light there is – it's beautifully bright and uplifting, particularly surprising for a barn of this age. It's also lovely and warm. The underfloor heating and pellet burner in the main sitting room give the room a cosy feel when it's cold outside. You have this incredible high ceiling showcasing all the exposed timbers, yet the design allows for a first floor in the main part of the barn without cutting into the light or compromising the scale. There's a fabulous master suite at one end, complete with en-suite and dressing room, with a walkway over the sitting room to a study or home office at the other end. On the ground floor, the recently refitted kitchen has plenty of room for dining and is a lovely sociable space that would be perfect for busy family life or for anyone who loves entertaining. There are three ground floor bedrooms, all good size doubles, two with en-suites and the third adjoining the main bathroom. The zoning of the heating allows you to close off any part of the house that you're not using, while the layout ensures privacy for everyone – ideal if you regularly have guests coming to stay. Two of the bedrooms have double doors onto the courtyard and this means they would also lend themselves to bed and breakfast lettings.

## Exploring The Countryside

Outside the property continues to impress. When the British weather doesn't co-operate, you can still enjoy the garden from the house, with views out from the sitting room across the patio and down the lawn. You'll see foxes, muntjac, red and Chinese water deer, squirrels and many nesting birds. The wildlife pond attracts mallards, collared doves, kingfishers, woodpeckers and more, and you'll hear owls in the evenings. The owners have securely fenced the garden and fitted new oak gates. They've also planted over 4,000 bulbs, which means the garden bursts into life each spring with snowdrops, daffodils, bluebells and more. In addition to the main, south-facing garden that includes the remains of the old tower, there's a sheltered courtyard to the rear of the barn, which has also been landscaped. There's a koi pond, a six-seater hot tub and an outdoor kitchen with a barbecue and fridge – perfect for parties or summer nights with friends and family. You have plenty of parking on the gravel driveway, in addition to the large cart lodge that the owners have built. Another benefit of the location is that the barn is set within over 200 acres of private farmland, with some beautiful public footpaths to explore, as well as the Angles Way. You can walk to The Locks Inn at Geldeston and catch the ferry which runs from there to Beccles for a bite to eat, or go wild swimming, fishing or canoeing. You can also walk into Beccles, which takes around 35-40 minutes. If you prefer to drive, it's only two minutes in the

































# INFORMATION

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## On The Doorstep

Beccles town centre is a couple of miles away from Barsham and offers a variety of local facilities including cafés, public houses, restaurants, independent boutiques and large chain supermarkets as well as a local Theatre and other cultural and Leisure amenities. It also benefits from several schools covering all age groups from Primary to High School age. The town sits on the edge of the Norfolk Broads National Park alongside the stunning River Waveney.

## How Far Is It To?

Diss railway station is a 30 minute drive away and has a direct service to London Liverpool Street. Beccles is on the mainline rail link to Ipswich and on to London Liverpool Street. Halesworth is 11 miles to the south west with a range of local shops and amenities. The beautiful cathedral city of Norwich lies 20 miles to the north west. You are also a short drive to the popular seaside town of Southwold 13 miles to the south east. Local bus services run to Norwich, Halesworth and other destinations.

## Directions - Please Scan The QR Code Below

From the Beccles Office follow the B1062/Bungay Road towards Barsham. Just after the sign for Barsham Church there is a turning on the right marked "Callender Houses". Follow this private road for a little while until you reach a fork in the road where you can see a pond. Turn left and continue to the first right where you will find Barsham Barn signposted.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [gain.dividers.implore](https://www.threewords.com/)

## Services, District Council and Tenure

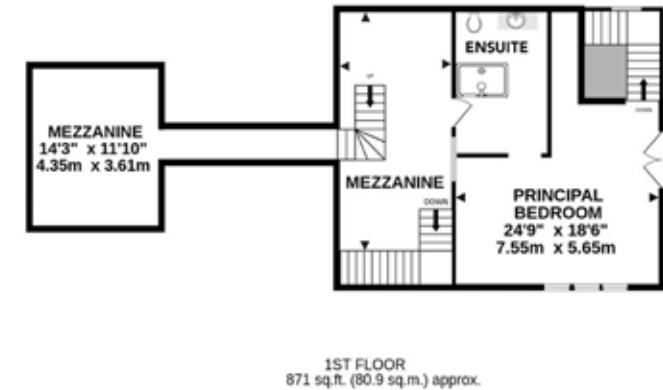
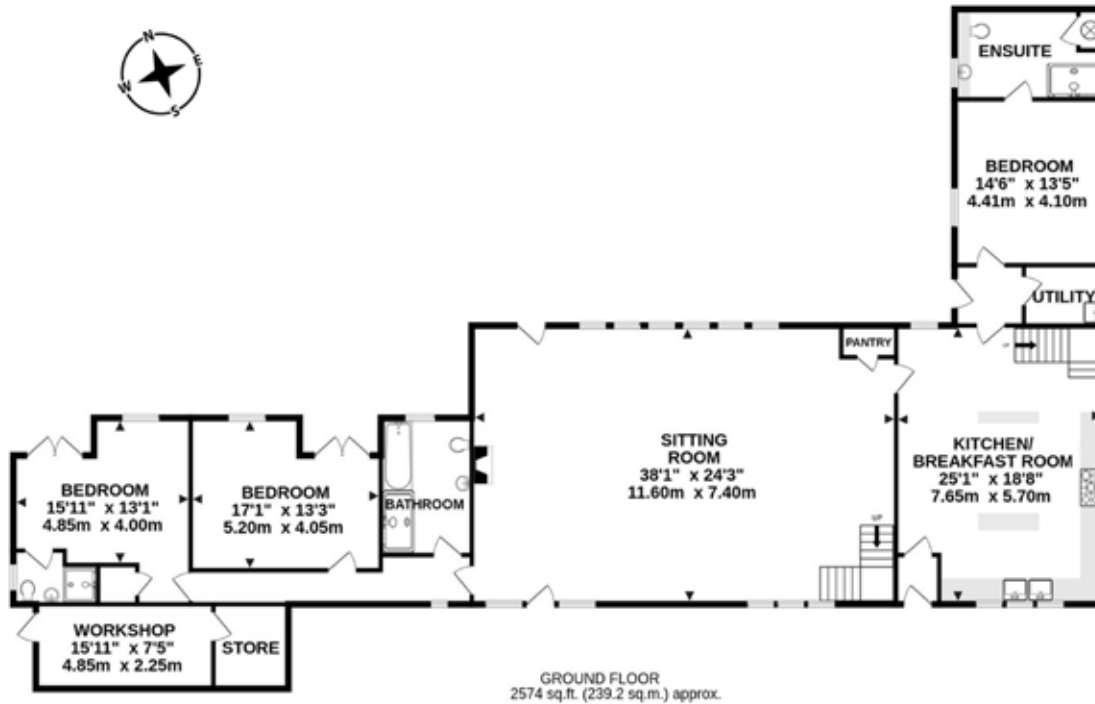
Air Source Heating; Underfloor Heating to the Groundfloor, Mains Water, Shared Sewage Treatment Plant

Super-Fast Broadband Available (current supplier is Sky) please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

East Suffolk Council; Council Tax Band G  
Freehold





**CART LODGE**  
498 sq.ft. (46.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING CART LODGE) : 3445 sq.ft. (320 sq.m.) approx.  
TOTAL FLOOR AREA : 3943 sq.ft. (366.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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