



Hall Farm  
Church Lane | Lound | Suffolk | NR32 5LJ

 FINE & COUNTRY

# LUXURY RURAL LIVING



A striking, exceptionally spacious detached residence set within approximately 3.5 acres of grounds, this wonderful country home combines elegant contemporary interiors with outstanding lifestyle features in a wonderfully private rural setting.

Originally a four bedroom farmhouse and separate three bedroom cottage, the property has been thoughtfully combined and comprehensively restored by the current owners over the last fifteen years to create a truly unique and highly versatile family home.



# KEY FEATURES

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- Exceptional Detached Country Residence set within approximately 3.5 acres of Grounds
- Four Beautiful Bedrooms and Four Bath/Shower Rooms
- Luxurious Principal Suite with Beautifully Appointed En-Suite Bathroom
- Fully Restored and Improved over the Last Fifteen Years
- Spacious Open-Plan Handmade Bespoke Kitchen and Dining Room with Inglenook Fireplace
- Large Utility and Boot Room ideal for Country Living
- Stunning Heated Natural Swimming Pool & Luxury Entertaining Space
- Impressive Pavilion, Bar Area and Outdoor Leisure Environment
- Potential for Annexe Creation within the Entertainment Suite
- Equestrian All-Weather Menage Resurfaced approximately Two Years Ago
- The Accommodation and Pavilion extends to 4,423sq.ft
- Energy Rating: D

Beautifully designed for modern living, the property offers luxurious bedroom suites, expansive reception areas, a bespoke handmade kitchen and exceptional outdoor entertaining spaces including a stunning heated natural swimming pool, impressive pavilion and landscaped leisure environment.

## Contemporary Country Living

From the moment you arrive via the sweeping gravel driveway, there is an immediate sense of scale, privacy and understated luxury. Beautifully positioned within mature landscaped grounds and framed by established trees, the property combines elegant architecture with a highly versatile layout designed around modern lifestyle living. Owned by the current family for twenty-two years, the home has been extensively restored and thoughtfully enhanced to create a superb balance between character, practicality and contemporary comfort. Exposed beams, feature brickwork and carefully chosen finishes sit effortlessly alongside modern improvements, producing interiors that feel warm, stylish and exceptionally welcoming. At the heart of the home is the stunning handmade bespoke kitchen and dining space, perfectly designed for both everyday family life and entertaining on a larger scale. A substantial central island creates a natural gathering point, while the woodburner and feature fireplace introduce warmth and character. Generous dining and seating areas overlook the gardens, allowing the surrounding landscape to remain constantly connected to the living spaces.





# KEY FEATURES

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## Exceptional Bedroom Suites

The bedroom accommodation is one of the property's defining features, offering impressive proportions and a boutique hotel feel throughout. The principal suite enjoys a luxurious sense of privacy and calm, complete with a beautifully appointed en-suite bathroom featuring electric underfloor heating, a freestanding bath and elegant contemporary finishes that create a genuine retreat-like atmosphere. Additional bedrooms continue the same theme of generous scale and natural light, each individually styled while maintaining the cohesive sense of sophistication found throughout the home. The accommodation provides excellent flexibility for family members, guests or those seeking dedicated work-from-home space.

## Luxury Outdoor Living

The outdoor environment has been designed with the same attention to detail and lifestyle focus found throughout the interior of the home, creating a truly exceptional space for entertaining, relaxation and everyday enjoyment. At the heart of the gardens is a stunning natural swimming pool, heated via an air source heat pump and beautifully integrated into the surrounding landscape to create a genuine resort-style atmosphere. Generous entertaining terraces and seating areas provide the perfect setting for summer gatherings, outdoor dining and evening drinks with family and friends, while the tranquil surroundings offer complete privacy and a wonderful connection to nature. The impressive outdoor pavilion further enhances the lifestyle appeal of the property, complete with a fully equipped bar area, entertaining spaces and excellent flexibility for hosting guests. Combined with the hot tub, landscaped terraces and expansive lawns, the grounds offer a lifestyle experience rarely found in such a peaceful countryside setting.

## Space, Lifestyle And Versatility

Beyond its luxurious presentation, the property has clearly been designed with practical living in mind. Underfloor heating runs throughout the ground floor, complemented by radiators upstairs. A substantial utility and boot room provides excellent functionality for modern family life, particularly suited to those embracing country living, outdoor pursuits or dog ownership. The versatile layout also offers exciting long-term flexibility, with potential for annexe creation within the existing bar area. The approximately 3.5 acre grounds further enhance the lifestyle appeal of the home and include an all-weather menage, resurfaced approximately two years ago, making the property equally attractive to equestrian buyers or those simply seeking additional recreational space within a beautiful countryside setting.











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# INFORMATION

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## On The Doorstep

The property enjoys a wonderful setting that balances privacy and tranquillity with convenient access to nearby towns, villages and countryside amenities. The surrounding area is renowned for its attractive rural scenery, excellent walking routes and relaxed pace of life, while still offering easy access to independent shops, cafés, pubs and everyday essentials. Nearby coastal destinations provide beautiful beaches, scenic walks and popular waterside dining, while the nearby market towns offer a strong sense of community alongside a variety of leisure facilities, schooling and local services. The wider region is particularly well regarded for its combination of countryside charm and coastal lifestyle, creating an enviable setting for both permanent residence and weekend retreat living.

## How Far Is It To?

The property is ideally positioned for enjoying some of the region's most attractive destinations. Nearby market towns provide an excellent selection of independent boutiques, restaurants, cafés and supermarkets, while the surrounding countryside offers endless opportunities for walking, cycling, horse riding and outdoor pursuits almost from the doorstep. The Suffolk and Norfolk coastline is also within easy reach, perfect for spontaneous beach days, coastal walks and relaxed dining overlooking the sea. Southwold, Aldeburgh and the surrounding coastal villages all contribute to the exceptional lifestyle appeal of the area, while Norwich remains accessible for wider shopping, business and transport connections.

## Directions - Please Scan QR Code Below

From Beccles town centre, proceed southbound on the A146 towards Lowestoft. Continue along the A146 for approximately 6 miles, passing through the villages of Barnby and North Cove before approaching Carlton Colville. At the Carlton Colville roundabout, take the second exit onto the A143 Beccles Road towards Lowestoft. When reaching Oulton Broad, continue on Gorleston Road, across all roundabouts until you reach the A47 roundabout and turn left. Continue on this road until you reach Jay Lane on the left-hand side, take this road and continue until Jay Lane meets Church Lane, take the driveway on the left and follow the drive round to the right until you reach Hall Farm.

## Services, District Council and Freehold Tenure

Oil Fired Central Heating with Underfloor Heating to Ground Floor, Mains Water Drainage via Water Treatment Plant  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Local Authority: East Suffolk Council - Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor 0 Building 1



Floor 1 Building 1

Floor 1 Building 2



Approximate total area<sup>(1)</sup>

4423 ft<sup>2</sup>

411.1 m<sup>2</sup>

Balconies and terraces

122 ft<sup>2</sup>

11.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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