



Lowestoft,

Guide Price £500,000

- Exclusive development featuring 6 stunning homes
- Immediate access to magnificent golf course
- Thoughtfully renovated to a high specification to offer a truly unique opportunity
- 1800's Georgian barns fully converted to modern residential dwellings
- Ideal holiday let investment
- Each feature private gardens and off road parking
- Stunning views of surrounding greenery

Beccles Road, Lowestoft

Rookery Park Barns presents an exclusive collection of new, luxury freehold Georgian barn conversions. Nestled in the heart of Rookery Golf Course, these exceptional homes provide direct access to the stunning 18-hole course, offering residents breathtaking views, private gardens, and convenient off-road parking. Each barn has been meticulously designed to seamlessly retain features from the original 1800s Georgian structures, blending historic charm with modern luxury.



Council Tax Band: C



DESCRIPTION

Flick & Son are delighted to present this extraordinary development of Georgian Barn conversion's set right in the heart of a stunning 18 hole golf course within the suffolk border. Upon entering Barn 5, you're immediately struck by its sense of space and beauty.

The expansive open-plan living area, highlighted by a dramatic mezzanine floor, showcases the stunning Georgian beams that run throughout the property. This design choice not only creates a breathtaking visual but also enhances the feeling of openness and light.

At the heart of this living space is a fully fitted Shaker-style kitchen, which features a central island. This island serves as both a functional workspace and a focal point for social gatherings, making it ideal for entertaining guests. The kitchen is equipped with modern appliances and ample storage, ensuring you have everything you need to create culinary masterpieces while enjoying the ambiance of the space. As you move through the hallway, you'll discover a ground-floor study that can easily be transformed into a fifth bedroom. This flexible space is perfect for accommodating guests or setting up a home office. Adjacent to this room, a stairwell leads you to the mezzanine floor, where a cozy sitting room awaits. This elevated area provides a perfect retreat for relaxation and offers a unique perspective of the living space below.

From the mezzanine sitting room, a door opens into the master bedroom. This gorgeous, peaceful sanctuary is designed with modern elegance and includes an en suite bathroom fitted with

contemporary fixtures. The master suite offers a tranquil escape, with plenty of natural light and thoughtful details that enhance its serene atmosphere. The ground floor of Barn 5 also features three additional spacious bedrooms, each thoughtfully designed to maximize comfort and style. A feature spiral staircase adds an element of architectural interest and leads to a private nook, ideal for a reading corner or a small studio space. Also featured is a spacious family bathroom with modern amenities and ample storage. Barn 5 seamlessly blends timeless elegance with its original charm. Exposed brickwork and beams add rustic appeal to modern updates. This property offers a unique and sophisticated living experience, combining historic charm with contemporary luxury.

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.

VIEWING ARRANGEMENTS

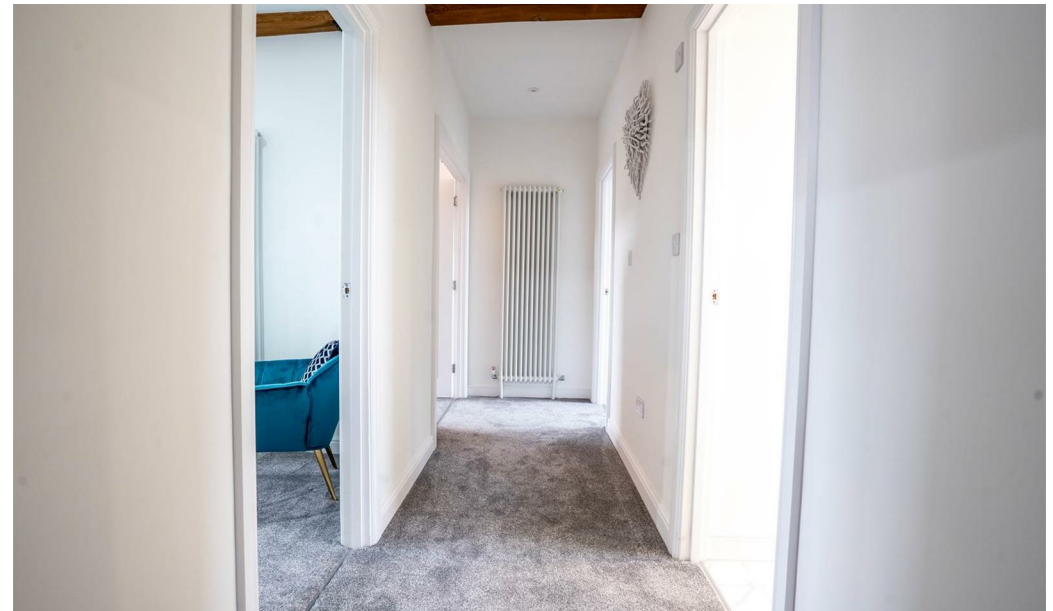
Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

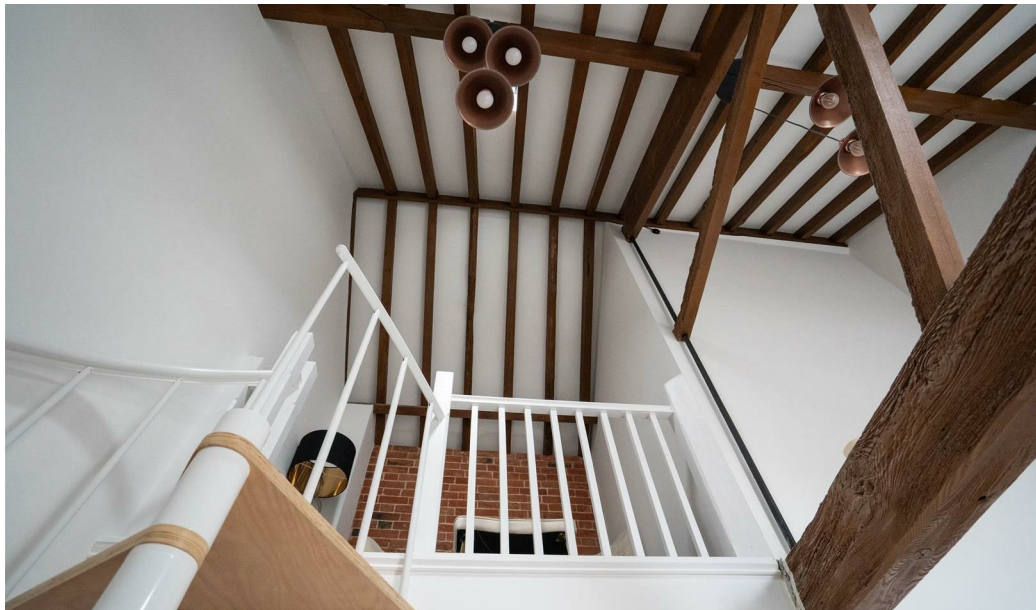
OUTGOINGS

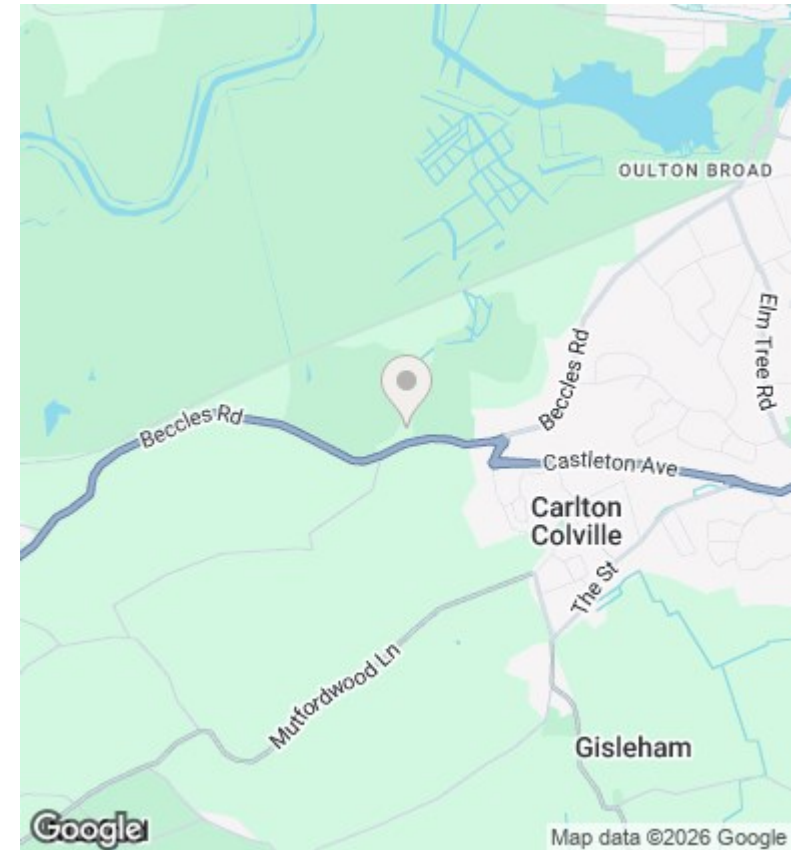
COUNCIL TAX BAND C

TENURE

Freehold





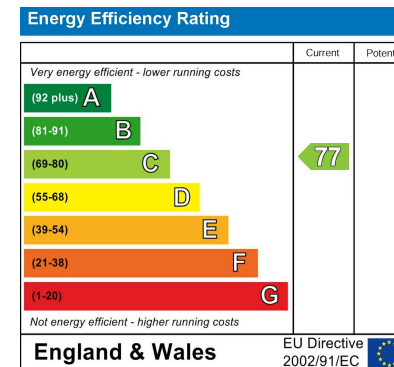


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com