



Barn Low Road, Wortwell - IP20 0HJ



Barn Low Road

Wortwell, Harleston

Guide Price £775,000 - £800,000. This STUNNING DETACHED GRADE II LISTED BARN CONVERSION offers a spectacular blend of period charm and modern comfort, occupying a RURAL POSITION with EXCEPTIONAL VIEWS across the surrounding countryside. Boasting an EXTENSIVE FOOTPRINT OF OVER 2500 SQFT (stms), this impressive home is flooded with NATURAL LIGHT and retains a wealth of PERIOD FEATURES throughout, including exposed beams, vaulted ceilings, and elegant brickwork. The welcoming entrance dining hall provides the perfect entrance to this impressive home with a 28' MAIN RECEPTION SPACE on the mezzanine first floor area featuring dramatic VAULTED CEILINGS and EXPOSED TIMBERS. The FARMHOUSE STYLE KITCHEN is a true centrepiece, fitted with a Rangemaster oven, central island, bespoke cabinetry as well as adjoining family room. Each of the FOUR DOUBLE BEDROOMS arranged over two floors is generously proportioned and benefits from PRIVATE EN-SUITES, ensuring comfort and privacy for all. There is also a separate UTILTY ROOM and HOME OFFICE. The layout has been thoughtfully designed to maximise both living and entertaining space, with flexible areas for relaxation and family gatherings. There is even a stream with a bridge leading to the open paddock beyond the gardens.

A large, EXTENSIVE GATED DRIVEWAY provides secure access and ample parking for multiple vehicles, leading to a TRIPLE CART LODGE and a DOUBLE GARAGE (offering versatile storage or workshop space). Whether you are seeking a peaceful retreat or a home for entertaining family and friends, this exceptional barn conversion delivers the perfect balance of indoor luxury and outdoor splendour. With its idyllic setting and impressive specification, this property is a rare find that truly must be seen to be appreciated. Presenting a unique opportunity to acquire this remarkable residence, where every detail has been carefully considered to offer a harmonious blend of character and contemporary living within a STUNNING RURAL LOCATION. Stepping outside the grounds provide a substantial PLOT OF 0.9 ACRES (stms) of PROFESSIONALLY LANDSCAPED GARDENS. Mature trees, sweeping lawns, and colourful borders create a tranquil oasis that is ideal for alfresco dining, entertaining, or simply unwinding while taking in the far-reaching views.

Council Tax band: F
Tenure: Freehold

- Motivated Vendors!
- Stunning Detached Grade II Listed Barn Conversion
- Rural Position With Expectational Views
- Plot Of 0.9 Acres (stms) With Professionally Landscaped Gardens
- Period Features Retained Throughout With A Plethora Of Natural Light



- Extensive Footprint Of 2500 SQFT Internally (stms)
- 28' Main Reception Space With Vaulted Ceiling & Mezzanine Area
- Farmhouse Style Kitchen With Rangemaster Oven & Central island
- Four Double Bedrooms All With Private En-Suites
- Extensive Gated Driveway With Triple Cart Lodge & Double Garage

Wortwell is a semi-rural village located on the fringes of Harleston, on the A143 and River Waveney. With easy access to Harleston, Bungay & Diss, this popular location is great for access, but also countryside pursuits. Ideally situated close to the centre of Harleston, an excellent selection of everyday amenities and schooling can be found. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

SETTING THE SCENE

Using the private lane shared with the neighbours from Low Road in the heart of the village, the lane leads you away from the village into an exceptionally private and rural position. Gated driveway parking can be found initially with plenty of parking for multiple vehicles. There is a triple cart lodge as well as double garage within the collection of outbuildings to the right providing plenty of storage or further options for conversion (stp). A gate leads from the driveway to the front garden with a pathway to the main entrance door to the front passing well kept and landscaped front gardens with extensively planted shrub bed borders.

THE GRAND TOUR

Entering the barn via the main entrance door to the front you are greeted by a generous and airy entrance hall that leads into the magnificent grand dining hall. Floor-to-ceiling windows frame views of the rear gardens and flood the space with an abundance of natural light, creating a warm and inviting environment ideal for entertaining. To one side of the hall, a cosy family room with French doors opening onto the garden, creating a seamless indoor-outdoor connection. The adjacent farmhouse-style kitchen has been carefully curated for both practicality and style. Fitted with high-quality Howdens cabinetry and premium appliances including a Rangemaster cooker, Bosch extractor fan, double electric oven, Amica dishwasher, and a large central island with breakfast bar. A separate utility room adjacent ensures everyday convenience, while a dedicated home office on the other side of the dining hall offers versatility for remote working or a playroom for families. The ground floor hosts three beautifully appointed double bedrooms, each with their own private en-suite bathrooms, and one with a private dressing room. Heading up to the first floor level a bespoke oak staircase leads beautifully to the mezzanine level, where a breath-taking main sitting room overlooks the gardens.

There are vaulted ceilings and exposed timber beams which elevate the space into a stunning main reception space ideal for entertaining and relaxing with family and friends. The principal bedroom is set on this upper floor, providing a private sanctuary with three built-in wardrobes. Its private en-suite which has been re-fitted in recent years showcases a spa-inspired en-suite complete with RAK wall-hung toilet and basin atop a vanity unit, a RAK wall-hung bidet and high-spec finishes throughout.

FIND US

Postcode : IP20 0HJ

What3Words : ///snuggle.typified.snored

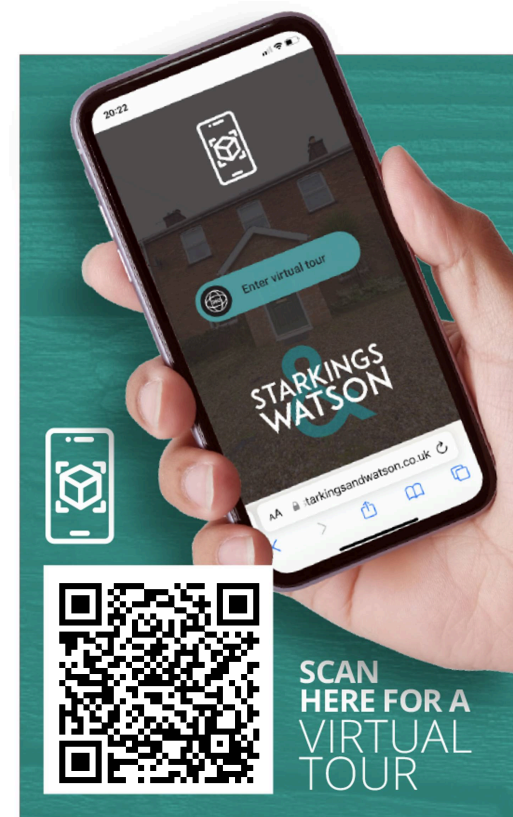
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised the barn is Grade II Listed. The long driveway leading from the Low Road is shared with neighbours, owned by the farmer with a 1/3 contribution towards the upkeep.

Drainage is via a private treatment plant.



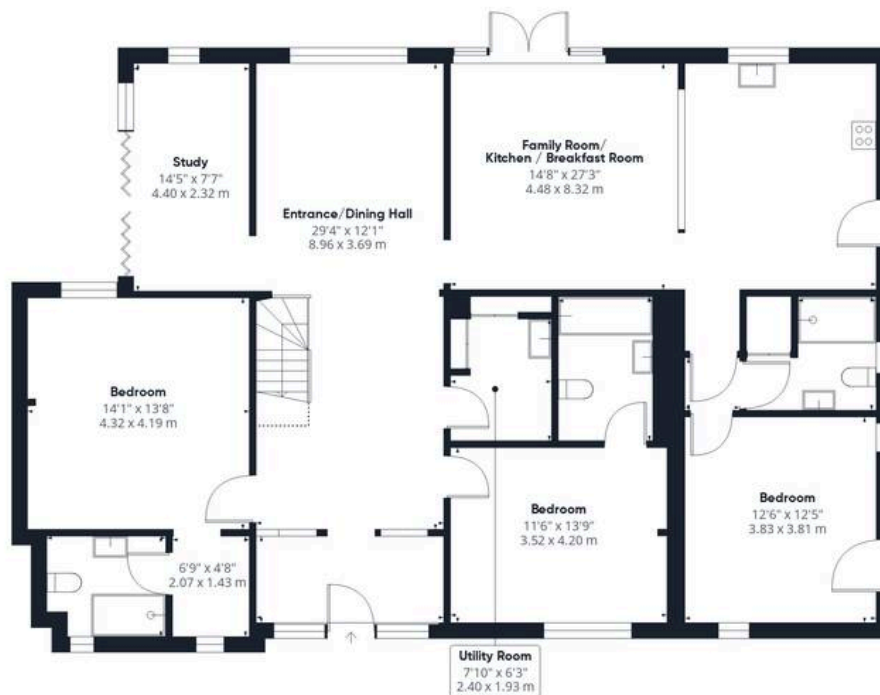




THE GREAT OUTDOORS

Externally, the grounds are just as impressive as the house. The professionally landscaped grounds provide a haven for relaxation with brick walls, mature trees, and sculpted hedges, alongside well stocked planting beds and sweeping lawns. There is a range of fruit trees with plum and apple trees, alongside a greenhouse and garden shed. A series of Indian sandstone patios offer multiple options for al-fresco dining and entertaining. Beyond the main section of garden which is walled in there is a picturesque bridge which crosses a small stream leading to an open paddock, fully enclosed with stock fencing and ideal for equestrian use.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2923 ft²
271.7 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360



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