



EH

EXQUISITE
HOME

An immaculate barn conversion situated on Fen Road in the village of Hinderclay, Suffolk, offering a highly considered blend of original character and contemporary building standards.

Providing three generous bedrooms and three bathrooms, the property is defined by a substantial open-plan kitchen and family room that features bespoke solid wood cabinetry, premium NEFF appliances, and two sets of bifold doors opening onto a southwest-facing limestone terrace.

The ground floor encompasses this central space alongside a separate utility and boot room, a quiet study, a cloakroom, and two double bedrooms, both offering built-in wardrobes and private en suite facilities.

Heating is managed via an energy-efficient air source heat pump with underfloor heating extending across the entire ground floor.

Ascending to the first floor, a versatile mezzanine sitting room overlooks the primary living area, leading to the principal bedroom suite which includes a dedicated dressing room and a modern shower room.

Externally, the enclosed landscaped gardens incorporate a large lawn, a vegetable patch, and a spacious double garage equipped with an EV charger, complemented by a loft room above that presents clear potential for use as a home office, guest suite, or annexe, subject to planning permission.

Located directly opposite the Lopham Fen Nature Reserve, the property supports a rural lifestyle while retaining excellent connectivity, positioned just six miles from the market town of Diss and its mainline railway services to London Liverpool Street.

This property is offered with no onward chain, providing a clear timeline for a prospective buyer.



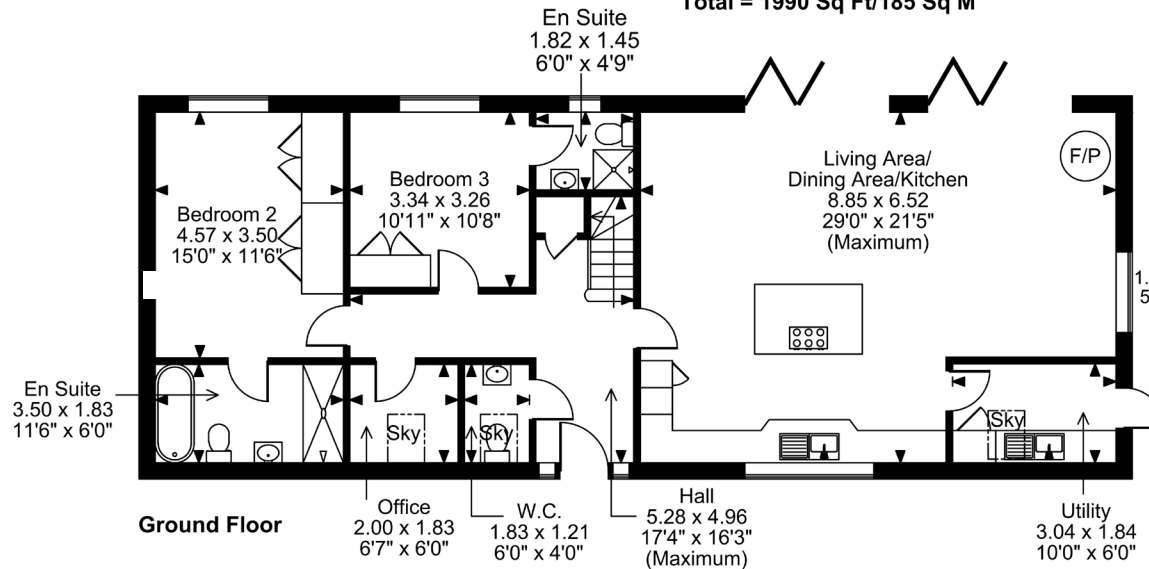
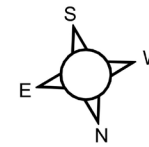




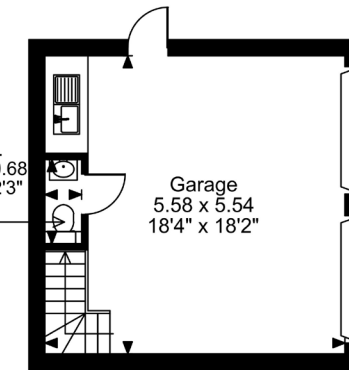




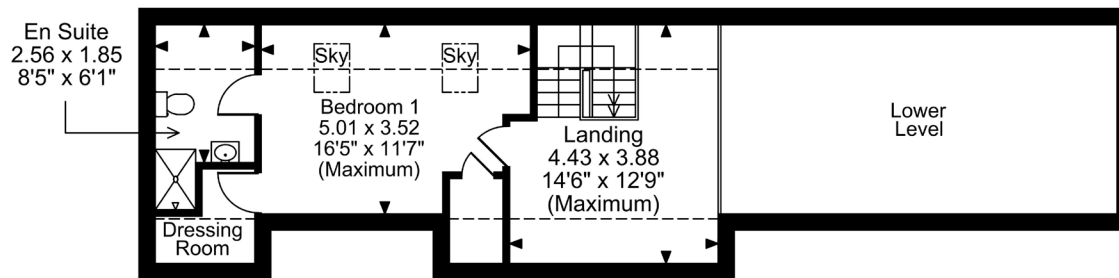
The Dairy, Fen Road, Hinderclay, Diss, Suffolk
Approximate Gross Internal Area
Main House = 1557 Sq Ft/145 Sq M
Garage Building = 433 Sq Ft/40 Sq M
Total = 1990 Sq Ft/185 Sq M



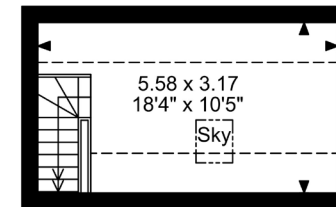
Ground Floor



Garage Ground Floor

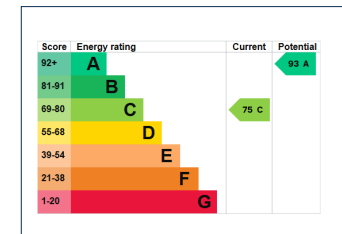


First Floor



Garage First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8684391/RIB



EH

EXQUISITE HOME

Exquisite Home
St. John's Innovation Centre, CAMBRIDGE, CB4 0WS
info@exquisitehome.co.uk
03333 606040

www.exquisitehome.co.uk