



Potash Hall & Barn
The Street | Brundish | Suffolk | IP13 8BL

SOMETHING FOR EVERYONE



A superb opportunity awaits new owners with this beautiful expansive property in a delightful setting.

The Hall - a truly remarkable four-bedroom detached barn conversion, perfectly uniting ancient character with contemporary design.

The Cart Lodge - a two bedroom holiday let, with income potential.

The Studio Barn - A large light studio (currently used as a Yoga studio) with Treatment room plus large workshop

All set within grounds of around 4.7 acres (stms)



KEY FEATURES

- Beautiful Barn plus further accommodation
- Picturesque location totalling approximately 4.7 acres (stms)
- Opportunity to generate income
- An established and popular holiday/retreat business
- A large studio barn with treatment room
- Potential for equestrian use
- All kitchens, bathroom and electrics renewed two years ago
- A fantastic opportunity for business or multi-generational living

Life here is about enjoying the tranquil atmosphere and being able to share it with both friends and family or allowing visitors to soak up the Suffolk scene. This is what drew the current owners here – the setting, the atmosphere, the unique feeling of peace.

Impressive Home Away From Home

As soon as you spy the grounds here you are enveloped in a sense of space and tranquillity – the current owners cleared and landscaped the land, opening it out and adding beautifully kept lawns and estate fencing to give the feeling of country estate land. The kitchens and bathrooms have all been replaced but always staying true to the history of the building blending modern convenience and practicality with ancient weathered beams and stone floors.

The Hall

Just brimming with character, The Hall comprises of two separate wings one with open plan kitchen/living areas, bathroom and two bedrooms and linked by an impressive vaulted great hall. With a tasteful tiled floor downstairs and huge stone slabs in the main vaulted hall, there are wonderful super wide oak floor boards throughout the upstairs. The Hall also has stud work, picture windows and patio doors leading to the terrace and side gardens this venue could be used as one or split into two

The Cart Lodge

The single storey Cart Lodge has been restored to a very high standard with a fabulous fireplace and cosy log burner, a well-equipped open plan kitchen / family room with LPG gas cooker and with gorgeous flooring. Two bedrooms are served by a fabulous bathroom with deep tub and separate walk-in shower and is ideal for people wanting easy accessible living.

Studio Barn

Here you take in a ground floor light contemporary function room for meetings, artists, fitness classes, and a first-floor yoga/Pilates studio, which has a panoramic view over the surrounding countryside. This provides the perfect place to just “be” and drink in tranquillity. The spacious treatment room, rest area, and cloakroom complete the hireable space. However additionally the other side of the barn houses an expansive double doored workshop, garage and a single stable which can also be accessed via a stable door on the other side of the building. Two fully insulated (roof & underfloor) wooden cabins are totally portable, (on steel skids and new in 2023) and currently sited in the manicured gardens could make a great home office, playhouse or again be further developed to offer simple glamping style accommodation.

Step Outside

With 4.7 acres (stms) the possibilities are endless - enjoy quiet country life observing regular visitors Roe and Muntjac deer, rabbits, squirrels and the birdlife including woodpeckers and jays and two very special resident owls. Lifestyle income is already a huge success here with the holiday let business and retreat/wellness breaks making use of the Studio Barn and its facilities, but you could also embrace an equestrian lifestyle by continuing the already existing paddock fencing and extending the garage/store room into stables, or which one is already in situ. There is plenty of parking for everyone and each home has its own private patio or garden – attention to detail has made life easy here for anyone who visits.

On The Doorstep

Brundish has a fantastic village hall offering a welcoming and active programme including cinema evenings, a gardening club, pub nights and coffee mornings. Laxfield Village, just 5 minutes away has a large Co-Op store for the essentials and two public houses along with a Post Office.



The Hall





The Hall





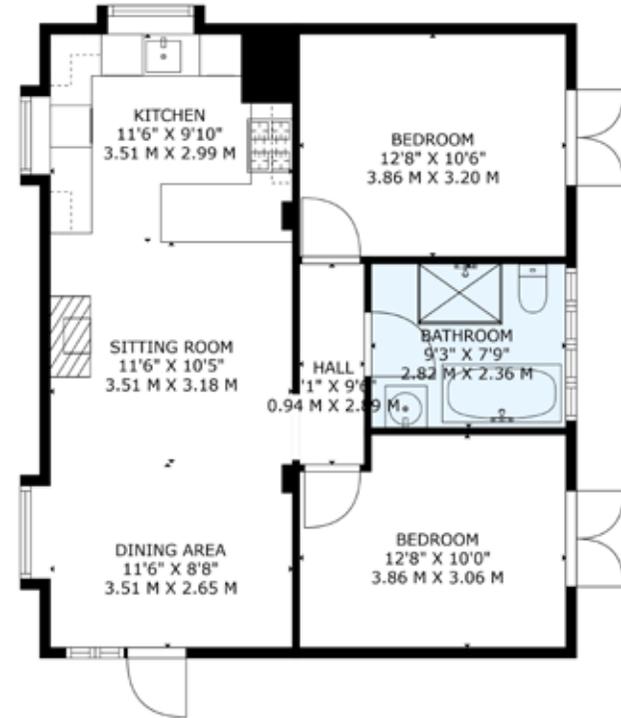
The Hall





The Studio/Barn





TOTAL: 710 sq. ft, 66 m2
 FLOOR 1: 710 sq. ft, 66 m2
 EXCLUDED AREAS: BAY WINDOW: 13 sq. ft, 0 m2
 All Measurements Are Approximate, This Floor Plan is a Guide Only, Produced By Dcnp.

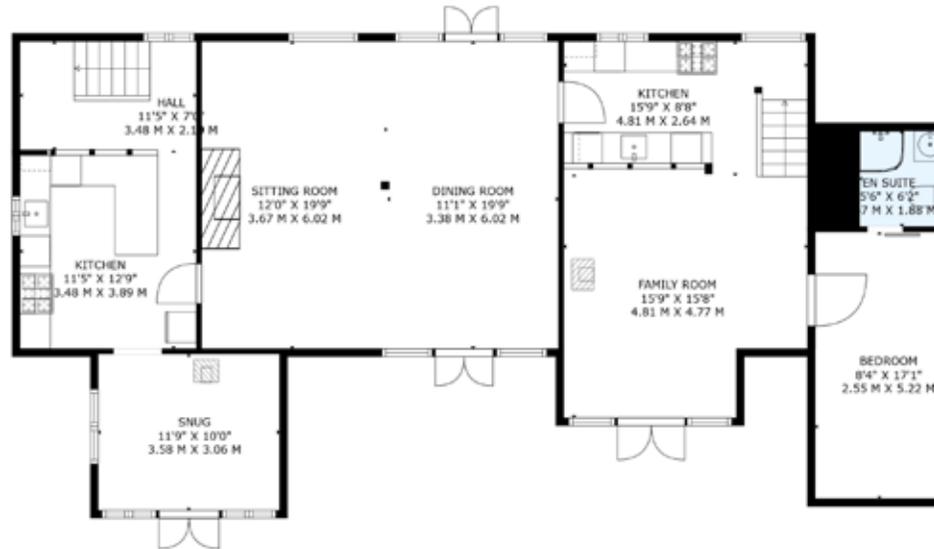
The Cart Lodge



FLOOR 2



The Hall

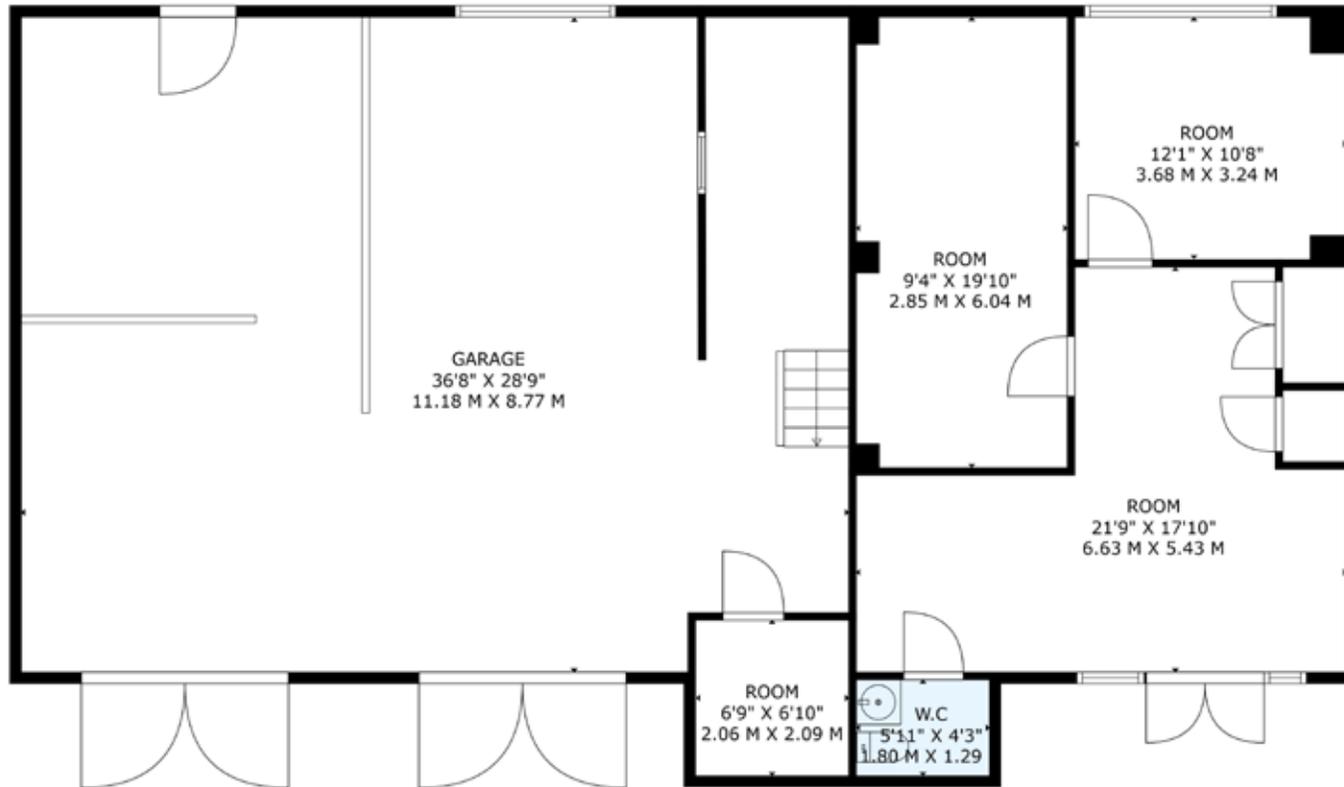


FLOOR 1

TOTAL: 2117 sq. ft, 197 m2
 FLOOR 1: 1383 sq. ft, 129 m2, FLOOR 2: 734 sq. ft, 68 m2
 EXCLUDED AREAS: LOW CEILING: 99 sq. ft, 9 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only, Produced By Dcgp.





TOTAL: 657 sq. ft, 61 m²
 FLOOR 1: 657 sq. ft, 61 m²
 EXCLUDED AREAS: ROOM: 47 sq. ft, 4 m², GARAGE: 1033 sq. ft, 96 m²
 All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcsp.



The Studio/Barn

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.

INFORMATION

How Far Is It To?

Just 5 miles away is the quaint market town of Framlingham with its majestic castle and claim to fame as the town Ed Sheeran sang about in 'Castle on the Hill'. It has been a market town since 1285 and still hosts a market every Tuesday and Saturday offering a range of goods including local produce, vintage clothing, and crafts. As well as basic amenities including a doctor's surgery and dentist, primary and high schools there are many independent shops specialising in clothing, artwork, antiques, home decor and jewellery here too. Just 8 miles away is Eye, boasting a vibrant community with various amenities, including supermarkets, a butcher, pubs, bakeries, recreational facilities including gym and sports fields. The market town of Diss (12 miles) offers a good selection of shops and a weekly market in addition to a mainline station with direct services into London Liverpool Street (90 minutes) and Norwich (20 minutes).

Directions

From Diss head south on the A140 and take a left on to the B1118 and continue towards Brundish. Take a left up "the street" just before you get to Brundish and the property is on your left.

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... [///aviators remodel works](http://aviators remodel works)

Services, District Council and Tenure

Oil Central Heating to Barns, Electric (LPG for Cooker in Barn), Private Drainage – Water treatment plant
Broadband Available – Broadband currently with BT please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
Mid Suffolk District Council - Band TBC
Agents Note: There is a public footpath that runs through the land past the house







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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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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