



White House Farm Barn
Rackhams Corner | Corton | Suffolk | NR32 5LB

A NEW LEASE OF LIFE



“A beautiful barn conversion with great flexibility, newly completed with style and flair.

Far reaching views stretch out over fields with a tranquil feeling out in the fresh air.

The best of both worlds with easy access to amenities, the Broads and the beach just a short drive away.

This barn so attractive is an excellent all-rounder, as main residence or holiday home, somewhere you’ll want to stay.”



KEY FEATURES

- A Beautifully Presented Detached and Spacious Barn Conversion located in Corton with Rural Views and just a Short Drive to the Local Beaches
- It would make an ideal Low Maintenance Main Residence but equally a superb Second Home or Holiday Let
- Five Bedrooms which consist of Two Ground Floor Bedrooms and Three Upstairs Bedrooms
- Four Bathrooms/Shower Rooms inc One En-Suite
- One Large Reception Room opening out to the Garden with Rural Views plus a Separate Study
- Large Open Plan Style Kitchen with Separate Utility Room
- Off Road Parking
- The Accommodation extends to 1,489sq.ft
- EPC Rating; C

Blending rustic rural charm with comfortable contemporary chic, this stylish barn conversion awaits. Newly finished with a full new build warranty and no expense spared, it would be a wonderful home, weekend retreat or as a holiday let for extra income. It's well placed on a former farm with fields around yet close to main roads and transport links. The low-maintenance garden is sunny and private and makes this the perfect lock up and leave.

Cows And Carriages

This newly converted barn was originally made up of several parts. What is now the sitting room was once where carriages were kept, the centre section housed stabling for the horses and a saddlery, the first floor was a hayloft and what is now the kitchen was kept for cows, with the rear bedroom a place where mothers could rest with their calves. Walking around the barn, it's hard to imagine it as a working building – today it has a wonderful airy and welcoming feel. The owners have enjoyed converting it, putting all of their expertise to good use to create a home that's as versatile and practical as it is stylish. "It's been a brilliant experience. We have been true to the agricultural roots of the original building and to the surroundings, using plenty of natural materials, including solid oak doors and flooring, plus exposed brick. It's neutrally decorated, ready for the owners to make it their own, but it's still full of personality."





KEY FEATURES

Meeting All Your Needs

As you enter the barn, you start to get a sense of the spacious accommodation, with a generously proportioned hallway where you could add a desk or comfy armchair to create a reading nook. There's so much light pouring into the barn too – not something you always find with conversions – and it really feels like a lovely place to relax. At one end there's a beautiful dual aspect sitting room with doors onto the garden, while at the other end is a magnificent kitchen, with plenty of space for both dining and seating. This is a triple aspect room and has two sets of doors, so in summer, you can open them up and be bathed in sunlight throughout the day. Between these two larger rooms, you'll find a study, bedroom, utility and not one but two shower rooms, while the far side of the kitchen there's a lobby that leads to a ground floor bedroom suite with double doors onto the sunny, south facing terrace. This would be great for guests, teens, anyone with limited mobility or even as a lovely master, well away from the rest of the bedrooms and with direct access to a real suntrap. Upstairs, there are another three bedrooms and a gorgeous bathroom with a rolltop bath, where you can lie back and look up at the sky as you soak in the tub.

Beauty, Broads And Beach

As previously mentioned, the courtyard terrace is a real suntrap and there's a grassed area too where children can play. You have a real sense of space outside here with the far-reaching views across fields and paddocks, but you don't have the upkeep and maintenance of a large garden. You can head out on foot and explore the surrounding countryside in one direction, while the other way it's just a minute in the car to the A47, so you can pop up to Gorleston or down to Lowestoft in no time at all. You're only a few minutes from the coast, so whether it's traditional family fun, walks in the dunes or stretching your legs and taking the dog out, you can do it all here. Nearby Oulton Broad is a great place for watersports and there are various popular pubs in the area, both quiet country places and more touristy spots. "We think you get the best of both worlds here. You have neighbours so you're not isolated but it is very tranquil and secluded. You feel as though you're in the country but there's a supermarket just around the corner and the hospital is five minutes up the road, as are the beach and the golf course!"

























INFORMATION



On The Doorstep

Corton is just walking distance to the nearby beach. The village has several shops, restaurants and a local primary school. There are several coastal park resorts which have additional leisure amenities available for public use. Pleasurewood Hills Amusement Park is a short drive away. There are woodland walks nearby as well as playing areas for the children.

How Far Is It To?

Somerleyton, gateway to the Broads National Park, is under 5 miles away and is home to Somerleyton Hall and Gardens. The beautiful vibrant cathedral city of Norwich is approximately 27 miles to the west on either the A47 or A146 via Beccles, which is 12 miles away. Norwich has shopping centres, cultural and leisure facilities and restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

Directions - Please Scan QR Code Below

Head out of Beccles on the A146 towards Lowestoft. Continue on this road through Oulton Broad until you reach the Shell Garage Roundabout . Take the 1st exit on to Gorleston Road. Continue on this road and at the mini roundabout go straight over and continue till you reach the next mini roundabout and again, go straight over. Keep on this road until you reach another mini round about and go straight over. Before you reach the roundabout at the end of this road, the property can be found by taking the driveway on the left hand side.

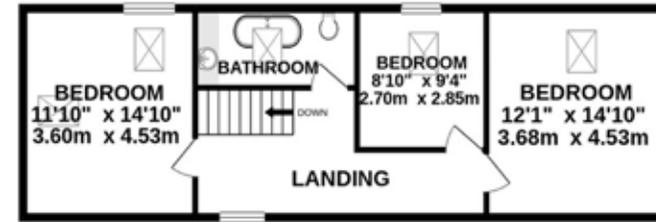
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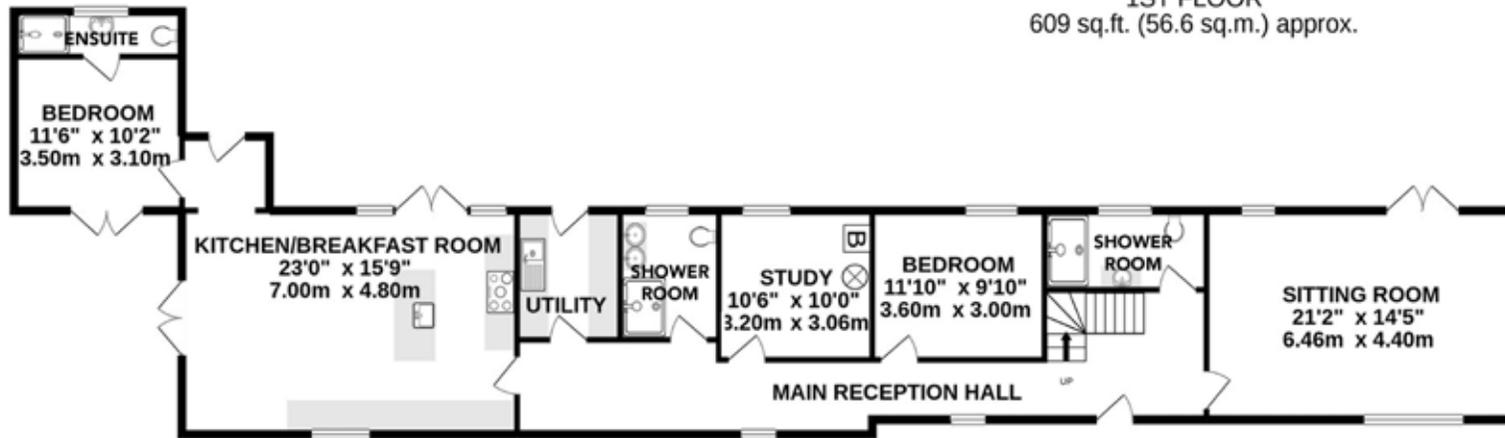
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East Suffolk District Council - Council Tax Band F
Freehold





1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



GROUND FLOOR
1489 sq.ft. (138.4 sq.m.) approx.

TOTAL FLOOR AREA : 2098 sq.ft. (195.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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