



Partridge Barn
Rackhams Corner | Corton | Suffolk | NR32 5LB

 FINE & COUNTRY

PERFECT HARMONY



“Character and contemporary combine in this beautifully and thoughtfully converted barn.
Finished to an unusually high standard, carefully designed and lovingly crafted,
using reclaimed materials and quality finishings.

The warmth and charm will win you over while the specification ensures the barn is easy to run and well set for the future.”



KEY FEATURES

- A Recently Completed Red Brick Barn Conversion, located in Corton and close to the Beach & Amenities
- Finished to an Exceptional Standard Throughout with High Quality Fixtures & Fittings
- Four Bedrooms & Four Bath/Shower Rooms
- Open Plan Living/Dining Room: Additional Study/Bedroom Five
- Kitchen/Breakfast Room and Ground Floor WC
- Courtyard Garden
- Garage and Cart Lodge plus Parking Space with Electric EV Charger
- The Accommodation extends to 3,052sq.ft
- Energy Rating: C

This barn sits in a glorious rural position with open fields around and views stretching around in every direction. Yet it's also just a few minutes from the town and the beach and you have everything you need on the doorstep, plus excellent transport links. Enormously impressive, the barns as a whole have been nominated for an award by East Suffolk Council – a testament to the skill and quality of the conversion.

Totally Transformed

This barn is one of a small group recently converted by experienced builders, who will be living in one of the properties themselves. They have made every effort to create quality homes built to stand the test of time, beautifully blending rural charm and natural materials with contemporary features. As they will be living here themselves, you can be assured the barns have been finished to a high standard, with the driveway and surroundings well designed and well kept. When they bought the barns, the buildings were derelict, having last been used in the 1960s, and one even had a tree growing out of it! Today they retain the attractive frontage of a local brick-built barn and the original bricks and oak timbers have been reused wherever possible, giving the barns an authenticity and comfortable charm. The owners have installed solid oak doors, underfloor heating to the ground floor and high-grade aluminium heating upstairs, plus all door furniture is bespoke, made by a local blacksmith. The barn is super-efficient and cost effective to run, insulated over and above requirements.





KEY FEATURES

Traditional Charm, Contemporary Lifestyles

On the ground floor, the heart of the barn is a magnificent open plan living space, with plenty of room for seating, dining and space to host a crowd in comfort. It's part open to a spacious kitchen with room for a family table, so altogether this makes for a versatile living space to suit many needs. You can be chatting to friends while you're cooking or keep an eye on little ones playing. One lovely feature is a lime plastered section of the wall with some beautiful decorative plastering featuring animals and nodding to the barn's original use. This shows the level of attention to detail and authenticity the owners have brought to the conversion. Upstairs, there are three luxurious bedrooms, each with their own en-suite, and on the ground floor you have the option of a further two bedrooms, one with a shower room, so you can choose to have a separate sitting room, a home office, a playroom, or use them all as bedrooms. Outside, there's a cart lodge and garage, and of course your own private garden – a blank canvas waiting for you to make it your own.

At Home With Nature

The owners love the diversity of the wildlife here. There's a group of magnificent stags that come up to the barns regularly, living between Blundeston and Corton. The barns in the group are all named after birds that the owners have seen during their time at the development here, and they have also seen ducklings following their mother along, an owl swooping past at dusk, young kestrels, hares in the fields and more. This is a great area for walking and you can head out on foot straight from the barn through fields to the local pub or walk into Corton. There's a golden sandy beach just 1.5 miles from the barn and you're just four miles from Gorleston and Lowestoft. The A47 is close by, so travel is a breeze, but when you're back at the barn, you feel as though you're in another world.





























INFORMATION



On The Doorstep

Living here, you benefit from being just a short drive to the beach and local facilities like the restaurants, bars and activities that people come here to enjoy on their holidays. With woodland, nature reserves and sandy beaches nearby you really are spoilt for choice with places to explore, walk dogs and watch wildlife.

How Far Is It To?

The nearest town is Lowestoft with all its local amenities, shopping and beautiful sandy beach. The Lowestoft train station offers links to both Norwich and Ipswich and onward to London. Oulton Broad is 3 miles away with its nature reserves, marshes, choice of shops, cafés, parks and access to the Broads. The popular market town of Beccles is a short 11-mile drive away and the vibrant cathedral city of Norwich is just 28 miles northwest with its international airport and ever-increasing shopping and leisure facilities.

Directions - Please Scan QR Code Below

From the Beccles office, head out of town on the A146 towards Lowestoft. Continue to follow the A146 through Oulton Broad until you reach the Shell garage roundabout and take the 1st exit and continue along Gorleston Road. Go straight across the next four mini roundabouts and before you reach the large roundabout at Rackhams Corner, take a left hand turn onto the drive leading to Whitehouse Farm. Follow the drive all the way to the rear and this property will be found on the left hand side.

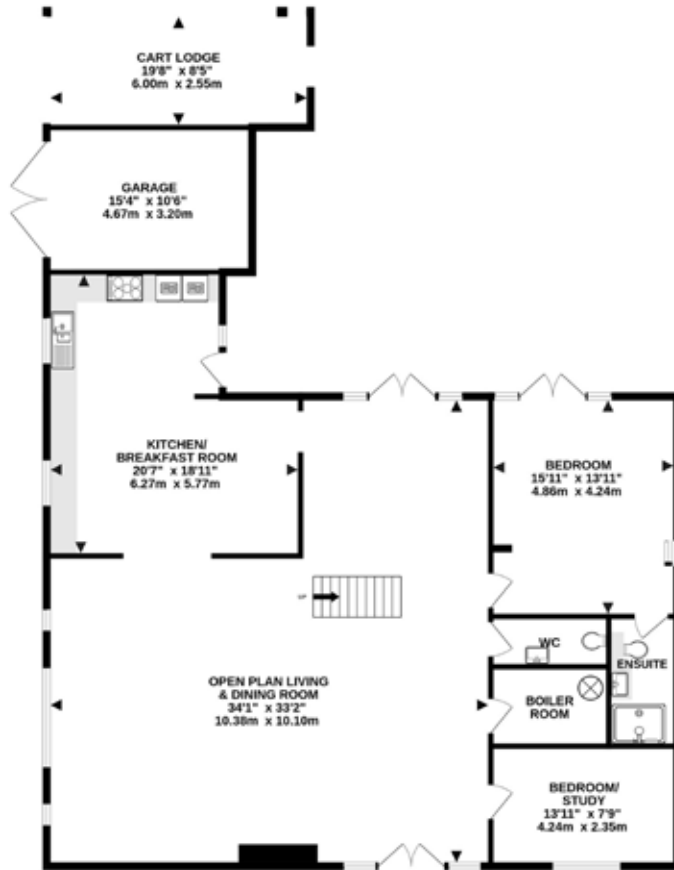
What Three Words Location

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... [imposes.doted.fiery](https://www.imposes.doted.fiery)

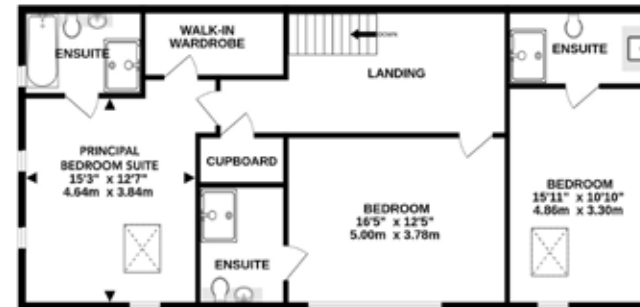
Services, District Council and Tenure

Air Source Heating; Underfloor Heating Downstairs, Mains Water
Private Drainage via Water Treatment Plant
FTTC Broadband Connection - Please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council; Council Tax Band to be Confirmed
Freehold





GROUND FLOOR
2039 sq.ft. (189.5 sq.m.) approx.



1ST FLOOR
1012 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA : 3052 sq.ft. (283.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - highest running costs			
		78	81

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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.





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