



Chestnut Barn
Wood Barn Lane | Carlton Colville | Suffolk | NR33 8FQ

CONTEMPORARY WITH RURAL SOUL



Combining bold contemporary architecture with the timeless influence of traditional agricultural buildings, this exceptional home has been designed to celebrate space, light and its surrounding landscape. Every detail, from the soaring vaulted ceilings and exposed steelwork to the expansive glazing and premium finishes, creates a residence that feels both striking and welcoming. It is a home that delivers impressive entertaining spaces, peaceful private accommodation and an enviable lifestyle surrounded by open countryside whilst remaining within easy reach of the Suffolk coast and the Norfolk Broads.



KEY FEATURES

- Architect-Designed Contemporary Barn in Carleton Colville of Approximately 2,440 sq.ft.
- Stunning Open Plan Kitchen, Dining, Living Space with Vaulted Ceiling
- Four Double Bedrooms Including a Luxurious Principal Suite with Dressing Area
- Bespoke Shaker Kitchen with Quartz Island & Integrated Appliances
- Dramatic Double-Height Entrance Hall with Galleried Landing
- Exposed Architectural Steelwork, Feature Glazing & Countryside Views
- Air Source Heat Pump with Underfloor Heating Throughout
- Generous Plot of Approximately Half an Acre (STMS) with Double Garage & EV Charging
- Peaceful Semi-Rural Setting on an Exclusive Private Development
- Ideally Placed for Beccles, Southwold, the Suffolk Heritage Coast & Norfolk Broads

The sense of arrival is immediate. Clean architectural lines, natural materials and generous glazing establish a home that is unmistakably contemporary whilst remaining sympathetic to its rural surroundings. Inside, the dramatic double-height spaces, gallery landing and exposed steel beams provide character rarely found in a new-build property. Natural light pours through full-height windows and rooflights throughout the day, constantly changing the atmosphere and drawing the eye towards the uninterrupted countryside beyond. Rather than relying on decorative features, the architecture itself becomes the focal point, creating a home that feels elegant, refined and effortlessly luxurious.

Designed for Everyday Living

The accommodation has been carefully planned to support modern family life as well as entertaining on a larger scale. The principal living areas enjoy an exceptional feeling of openness whilst maintaining clearly defined spaces for relaxing, dining and socialising. High quality flooring, contemporary oak internal doors, black ironmongery and a carefully selected palette of finishes provide continuity throughout the home. Large glazed doors open directly onto the outside seating areas, creating a natural extension of the living space during the warmer months. Whether hosting friends, celebrating family occasions or simply enjoying a quiet evening overlooking the surrounding fields, every room has been designed to make the most of the setting.





KEY FEATURES

Private Sanctuary

The bedroom accommodation continues the same sense of quality and calm. The principal suite is particularly impressive, offering a generous bedroom, a dedicated dressing area with extensive fitted storage and a beautifully appointed en suite shower room finished with contemporary tiling and premium black fittings. The remaining bedrooms are equally light and spacious, offering flexibility for family members, visiting guests or those requiring dedicated home office space. Every room has been positioned to maximise natural light and many enjoy delightful views across the surrounding countryside, ensuring the peaceful setting remains a constant feature of daily life.

A Lifestyle Defined Setting

One of the home's greatest luxuries is its connection with the landscape. Expansive glazing constantly frames the changing seasons, from golden summer fields to crisp winter mornings. Open the doors and the boundary between inside and out almost disappears, encouraging outdoor dining, morning coffee on the terrace or simply a quiet moment appreciating the tranquillity. For buyers seeking an escape from busy urban life without sacrificing convenience, this property achieves a rare balance, delivering contemporary comfort within an authentic rural environment.

























INFORMATION



Services, District Council and Tenure

Air Source Heating, Underfloor Heating, Mains Water, Drainage/Water Treatment Plant
Broadband Available - 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 - Band TBC
Freehold

On The Doorstep

Although surrounded by open countryside, the property enjoys excellent access to a wide range of amenities and leisure opportunities. Pakefield Beach is only a short drive away, offering wide sandy shores, colourful beach huts, independent cafés and scenic coastal walks. Nearby Oulton Broad is one of the gateways to the Norfolk Broads National Park and provides sailing, paddleboarding, riverside restaurants and year-round boating activities. Lowestoft offers major supermarkets, retail parks, schools, healthcare facilities and one of the UK's finest east coast promenades, whilst the thriving market town of Beccles combines independent boutiques, cafés, restaurants and regular community events around its historic centre. The area is exceptionally well placed for walkers and cyclists, with countless country lanes, nature reserves and public footpaths to explore. Southwold, Walberswick and Dunwich are all within comfortable reach, providing award-winning restaurants, pubs, boutique shopping and some of Suffolk's most celebrated coastal scenery. Whether your ideal weekend involves sailing, golf, birdwatching, coastal dining or simply enjoying peaceful countryside walks, this location offers an outstanding quality of life.

How Far Is It To?

Despite its wonderful rural surroundings, the property enjoys excellent connectivity to many of East Suffolk's most desirable destinations. Pakefield Beach is around 2 miles away, where wide sandy beaches, charming cafés and coastal walks make it a favourite spot throughout the year. Lowestoft, approximately 4 miles away, provides comprehensive shopping, supermarkets, schools, healthcare facilities, a railway station and a lively seafront. For sailing enthusiasts and lovers of waterside living, Oulton Broad is around 5 miles away and offers access to the Norfolk Broads, together with popular waterfront restaurants and leisure facilities. The attractive Georgian market town of Beccles is approximately 9 miles from the property and is well known for its independent boutiques, cafés, restaurants and riverside setting. Southwold, one of Suffolk's most iconic coastal towns, is around 13 miles away and is renowned for its beach, historic lighthouse, pier, Adnams Brewery and excellent food scene. For those travelling further afield, the cathedral city of Norwich lies approximately 25 miles away, providing outstanding shopping, theatres, restaurants and direct rail services to London.

Directions - Please Scan QR Code Below

From Fine & Country's office at 14 Blyburgate, Beccles (NR34 9TB), leave the town via Hungate and join the A146 towards Lowestoft. Before reaching Rookery Park Golf Club, take a right hand turn on to Mutford Wood and follow this road. The property will be located by our For Sale sign at the end of the drive.

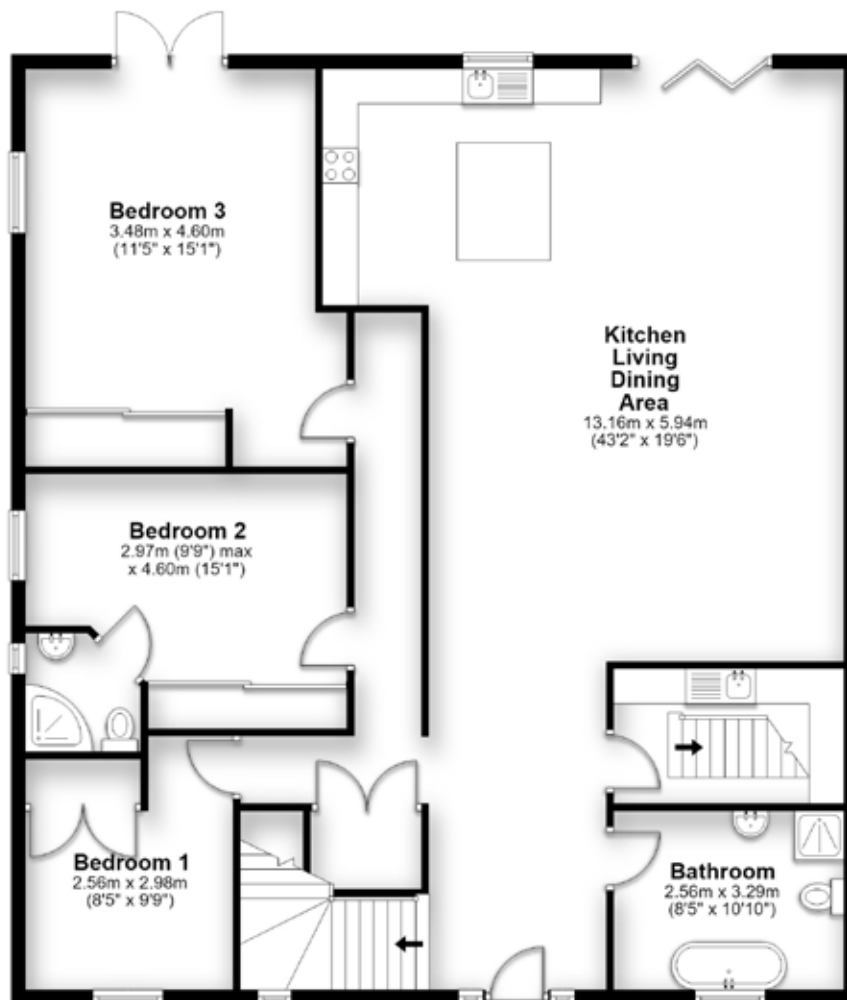
What Three Words Location

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... [commended.interested.hamster](#)



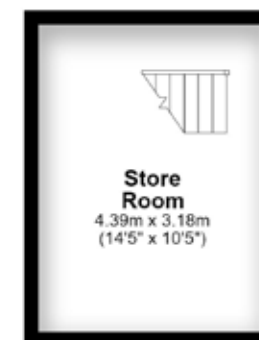
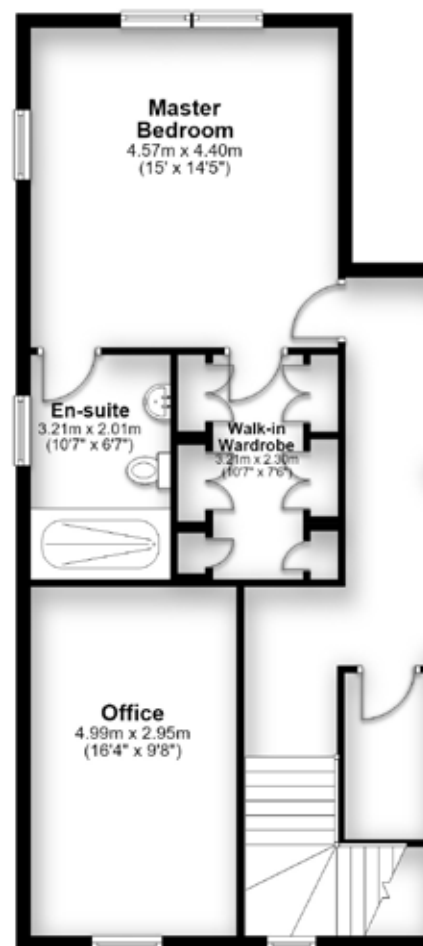
Ground Floor

Approx. 154.0 sq. metres (1657.4 sq. feet)



First Floor

Approx. 83.1 sq. metres (894.4 sq. feet)



This property requires an Energy Performance Certificate, which is in the process of being done

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.



FINE & COUNTRY

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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Beccles on



Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

