



## Mutfordwood, Suffolk

Offers In Excess Of £900,000

- 3258 Sqft of Accommodation
- High Energy Efficiency with Under Floor Heating
- 1/2 Acre Plot, Ample Parking & Large Gardens
- Private Road Leading to a Beautiful Countryside Location
- Versatile & Open Plan Living with High Vaulted Ceilings
- 5/6 Bedrooms 3 Ensuites & Family Bathroom
- Exceptional Specification with Bespoke Fittings
- Far Reaching Countryside Views
- Predicated EPC - D

# Mutfordwood, Mutfordwood

Oak Barn is a NEW BUILD 'Barn Conversion' of exceptional design and specification, complete with LARGE and VERSATILE ANNEXE located in the delightful rural setting surrounded by open countryside yet just a short drive of the popular market town of Beccles.

Set within the picturesque surroundings of Woodbarn Lane in Carlton Colville, these two individually designed barn conversions — Chestnut Barn and Oak Barn — offer a rare opportunity to own a contemporary countryside retreat with uninterrupted views across open farmland and marshland.

Approximately midway between the coastal port of Lowestoft and the market town of Beccles, both within a few minutes drive offer a wide range of shopping and leisure attractions. The renowned Coastal Town of Southwold is a mere 20 minutes to the South.



Council Tax Band:



## DESCRIPTION

Available on a freehold basis and scheduled for completion in Winter 2025, both properties promise a seamless blend of architectural sophistication and rural charm.

Each barn features a striking open-plan layout with vaulted ceilings and an abundance of natural light, thanks to high-spec powder-coated aluminium double-glazed windows and doors. Designed with sustainability in mind, the homes incorporate high-performance insulation, underfloor heating throughout, and air-source heat pumps, with optional solar PV panels for enhanced energy efficiency. A dedicated EV charging point further adds to the future-proofed design.

Inside, the kitchen is the heart of the home, boasting bespoke cabinetry with granite worktops, a central island with breakfast bar, and a full suite of integrated appliances — perfect for everyday living or entertaining. Elegant designer bathrooms feature freestanding baths, walk-in rainfall showers, and heated towel rails, complemented by premium finishes throughout.

Both properties offer generous accommodation:

Chestnut Barn: 4–5 bedrooms | 3 bathrooms | 2 reception rooms

Oak Barn: 5–6 bedrooms | 4 bathrooms | 2 reception rooms

Each master suite includes a private en-suite and walk-in wardrobe, while additional bedrooms are spacious doubles, many with beautiful countryside views. Quality Karndean flooring runs throughout the homes, with plush carpeting in the bedrooms for added comfort.

Additional interior highlights include a bespoke timber staircase with glass balustrade, a mezzanine level ideal for a home office, and thoughtfully designed lighting throughout, including spot and pendant fixtures.

Externally, the barns sit within landscaped gardens, with large patios or decking areas ideal for outdoor entertaining. Both homes offer ample driveway parking within a gated development, accessed via a private lane for added seclusion and security. The annexe is a wonderful space, suitable to be used as a

The location offers the best of both worlds — peaceful, rural living with convenient access to nearby towns and amenities:

Just 3 minutes to Carlton Marsh Nature Reserve and Rookery Park Golf Club, with the well served market town of Beccles, the southern most part of the navigable Broads within 10 minutes drive and the Cathedral city of Norwich 30 minutes to the north.

East Suffolk Heritage coast and the renowned seaside town of Southwold lies 20 minutes to the south east.

Both homes will be sold with a structural warranty, offering added reassurance and peace of mind.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band to be advised.

## SERVICES

Mains electricity and water. Sewage treatment plan.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

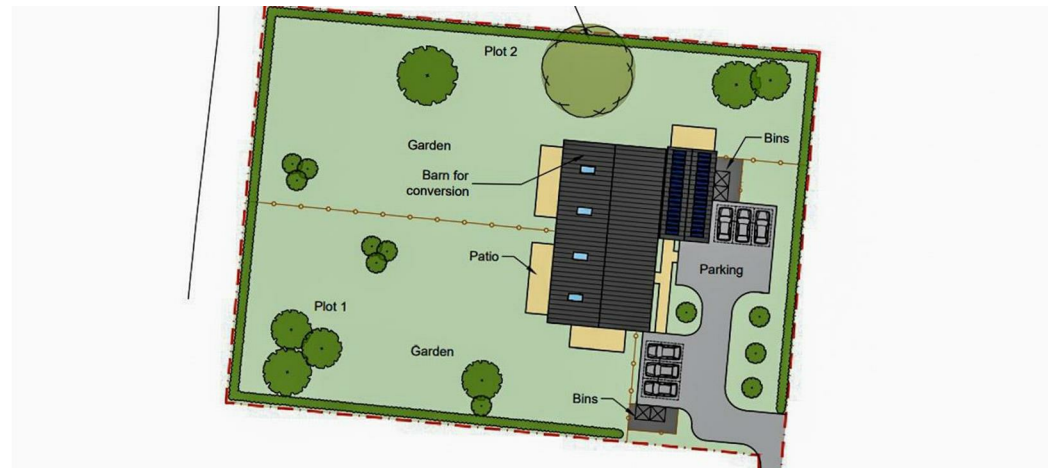
Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889 Ref: 20932/JD.

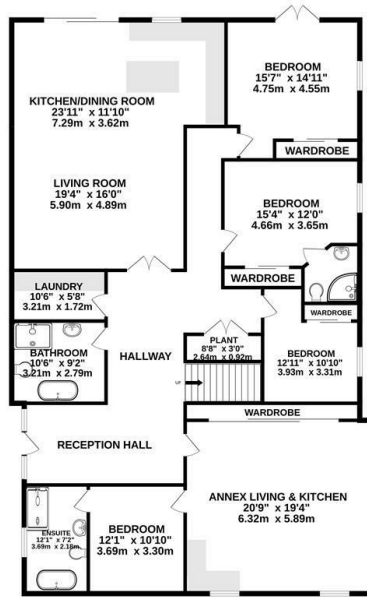
## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

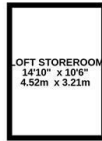




GROUND FLOOR  
2479 sq.ft. (230.4 sq.m.) approx.

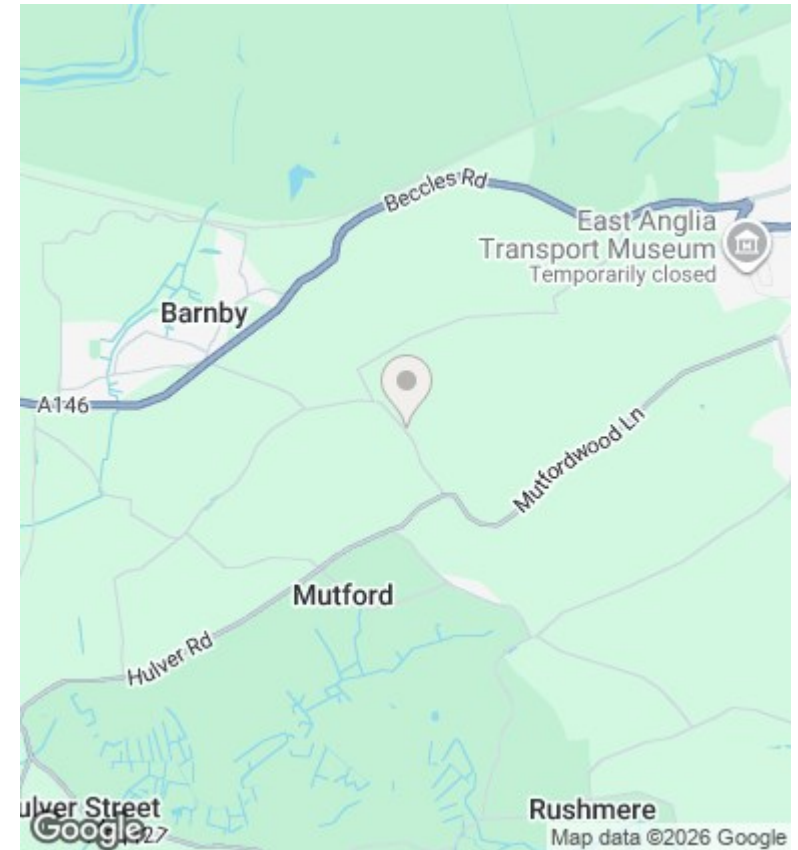


1ST FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA: 3414 sq.ft. (317.2 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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)