



LONG FIELD BARN, CLARKES LANE,

ILKETSHALL ST. ANDREW, BECCLES, NR34 8HR



Occupying a generous plot of approx 0.74 acres (STMS) and surrounded by open countryside, This exceptional detached barn conversion has been thoughtfully renovated to a high standard, combining contemporary finishes with the character and proportions of the original building.

The heart of the home is a stunning double-height sitting and dining room with abundant natural light and tri-fold doors opening onto the gardens. The stylish kitchen features IKEA cabinetry, granite worktops and integrated appliances, while the family bathroom includes a practical airing cupboard with fitted tumble dryer.

The property offers three bedrooms, including two on the ground floor (one with an en-suite WC) and a first-floor bedroom overlooking the main living space.

Outside, the generous gardens are complemented by a substantial former cattle shed, now used as a workshop, wood shop and store with power, lighting and plumbing, offering excellent potential (subject to planning). Additional outbuildings provide further storage and versatility.

Located in the sought-after rural parish of Ilketshall St Andrew, the property enjoys a tranquil setting while remaining close to the market towns of Beccles and Bungay. A rare opportunity to acquire a

beautifully presented barn conversion with extensive outbuildings, generous grounds and excellent potential.

SERVICES

Mains electricity and water are connected. Drainage is to a private system (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

AGENTS NOTE

There is a right of way between the two barns to the field at the rear of the plot. This right, as we understand, enables the adjoining land owner to access the field once a year at harvest time.

TENURE

Freehold.

LOCAL AUTHORITY

East Suffolk Band – D



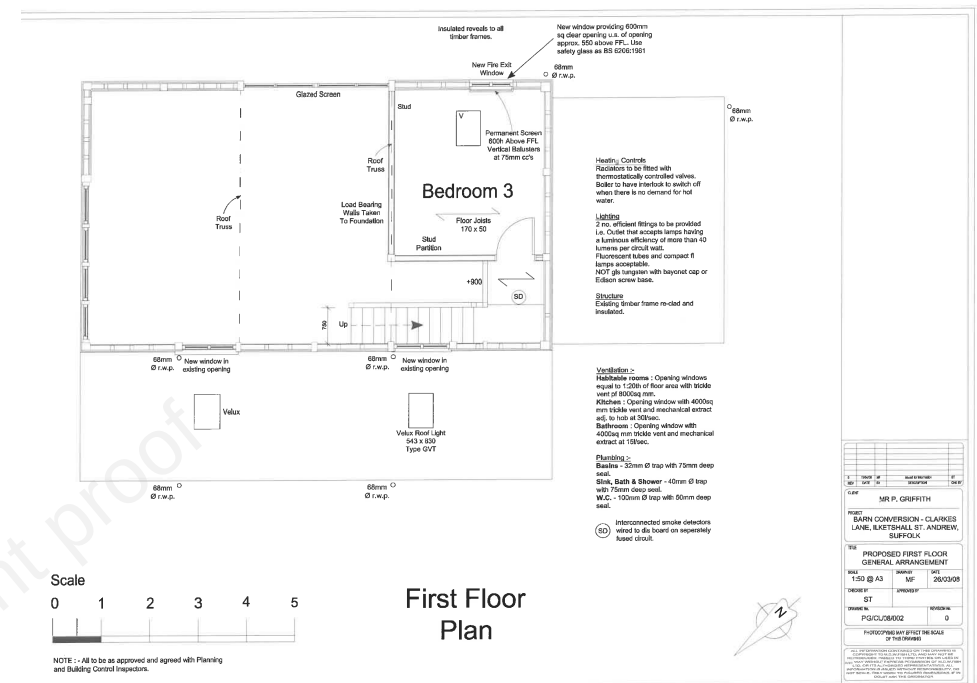
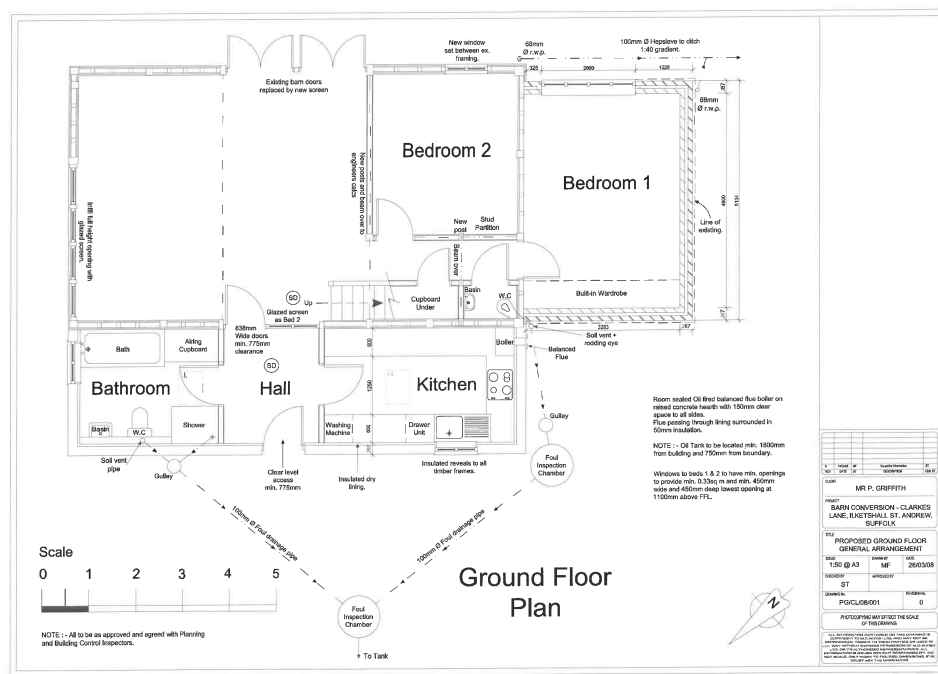


ANNEX
POTENTIAL!
RURAL VIEWS





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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