



Suffolk

Offers In Excess Of £650,000

- 2440 Sqft of Accommodation
- High Energy Efficiency with Under Floor Heating
- 1/2 Acre Plot Space for Annex/Garaging (stpc)
- Private Road Leading to a Beautiful Countryside Location
- Versatile & Open Plan Living with High Vaulted Ceilings
- 4 Bedrooms, 2 Ensuites & Family Bathroom
- Exceptional Specification with Bespoke Fittings
- Far Reaching Countryside Views
- Predicated EPC - D

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Chestnut Barn is A 'NEW BUILD 'Barn Conversion' of exceptional design and specification located in the delightful rural letting 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 with in 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

Chestnut Barn is an exceptional newly converted barn offering over four bedrooms of beautifully designed accommodation, combining contemporary luxury with the timeless character of rural living. Set within an exclusive gated development and surrounded by open countryside, this striking home has been thoughtfully crafted to provide an outstanding standard of comfort, style and energy efficiency. The impressive open-plan living space forms the heart of the home, where vaulted ceilings and expansive powder-coated aluminium double-glazed windows flood the interior with natural light. The seamless flow between the living, dining and kitchen areas creates a wonderful space for both everyday family life and entertaining. The bespoke kitchen has been designed to impress, featuring handcrafted cabinetry, elegant granite worktops, a central island with breakfast bar and a comprehensive range of integrated appliances. High-quality Karndean flooring extends throughout the principal living spaces, complementing the contemporary aesthetic. Accommodation is both generous and versatile, comprising four to five bedrooms, three luxurious bathrooms and two reception rooms. The principal suite provides a private sanctuary with a beautifully appointed en-suite bathroom and walk-in wardrobe, while the remaining bedrooms are spacious doubles, many enjoying attractive views across the surrounding countryside. Further highlights include a bespoke timber staircase with glass balustrade, a mezzanine level ideal for a home office or reading area, designer lighting throughout and beautifully finished bathrooms featuring freestanding baths, walk-in rainfall showers and heated towel rails. Externally, Chestnut Barn enjoys landscaped gardens and a substantial patio area perfectly suited to outdoor dining and entertaining. Ample driveway parking is provided within the secure gated development, accessed via a

private lane, ensuring privacy and exclusivity. An additional annexe offers excellent flexibility for guest accommodation, multi-generational living, a home office, studio or leisure space. Designed with sustainability in mind, the property benefits from high-performance insulation, underfloor heating throughout, an air-source heat pump, EV charging point and the option for solar PV panels, delivering impressive energy efficiency and future-proofed living. Ideally located, Carlton Marsh Nature Reserve and Rookery Park Golf Club are just three minutes away, whilst the market town of Beccles is within a ten-minute drive. The cathedral city of Norwich can be reached in approximately thirty minutes, and the Suffolk Heritage Coast, including the renowned seaside town of Southwold, is just twenty minutes away. The property will be sold with the benefit of a structural warranty, offering purchasers complete 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

Tel: 01502 442889 Ref: 20933/JD.

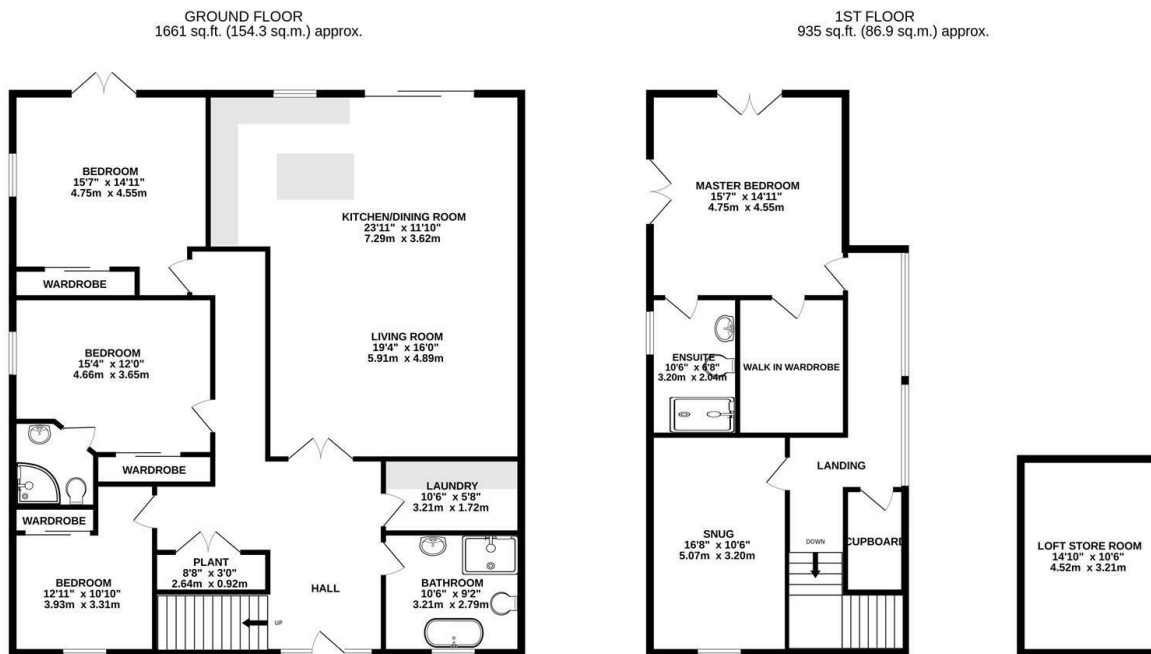
FIXTURES & FITTINGS

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.



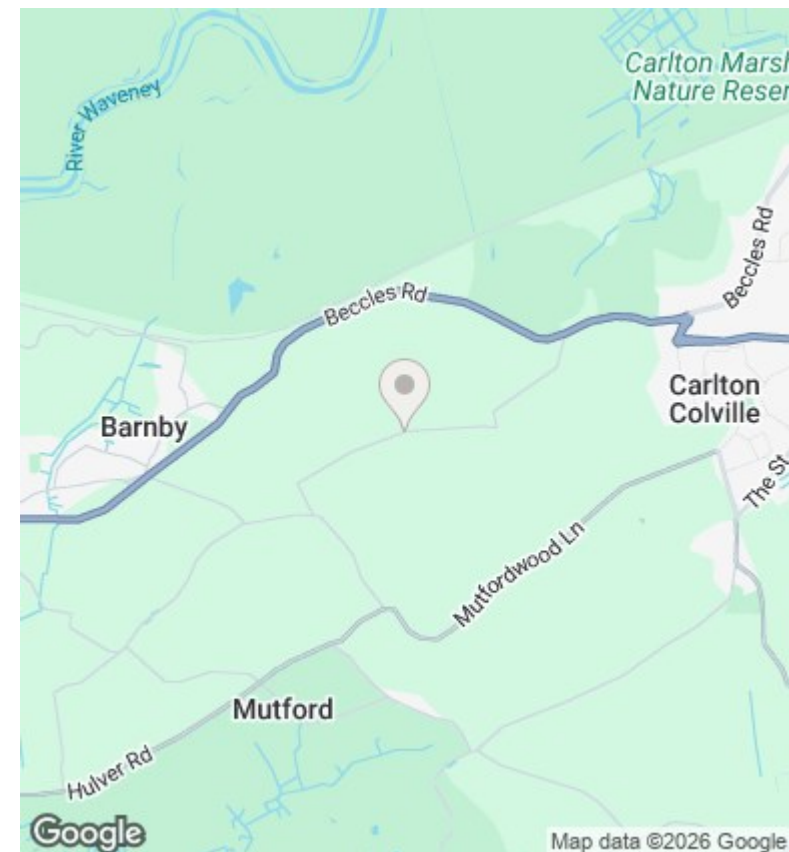




TOTAL FLOOR AREA: 2596 sq.ft. (241.2 sq.m.) approx.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales 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