



Beautiful barn conversion with countryside views

Oaklands Barn, Lugs Lane, Broome, Bungay, Norfolk, NR35 2HT

Freehold



Entrance hall • Cloak room • Dining room • Kitchen • Pantry • Utility room • Larder • Living room • Four bedrooms • Two bathrooms • Double garage • Outbuilding with sauna and hot tub • In all about 0.34 acres (est) • EPC rating: D

The Property

Oaklands Barn is a traditional semi-detached four bedroom barn conversion set in a delightful rural location enjoying countryside views. The barn originally dates back to the 1800s and was sympathetically converted circa 1988, retaining as much of the period detail as possible. The barn provides accommodation over three floors with a light and spacious entrance hall leading to a ground floor cloakroom and the dining room. The kitchen was replaced about 10 years ago and provides a useful walk-in pantry and leads to a separate utility room and larder. The living room has doors opening out to the south facing courtyard and also enjoys a wood burner. The first floor provides a spacious landing which is currently used as a study area and another living space. There is a family bathroom which was replaced in 2015, bedroom two and the principal bedroom providing two walk in wardrobes and views over the countryside. The second floor has a beautiful galleried area, bathroom and bedrooms three and four.

Outside

Oaklands Barn is approached over a shared drive with the neighbouring property that then leads onto its own gravelled drive with ample

parking and a double garage. There are beautiful gardens with mature flower beds, trees and shrubs and the garden borders the adjoining farmland over which there are fine views. To the south of the barn there is a courtyard garden with a pond and outbuilding housing the sauna and hot tub. The property benefits from solar panels.

Location

Oaklands Barn is located on a quiet lane, surrounded by unspoilt countryside but within easy reach of the popular market towns of Loddon, Beccles and Bungay. These offer independent shopping, restaurants, public houses, delicatessens and supermarkets, together with health centres and surgeries. The nearby towns and villages offer a good range of primary and secondary education together with private education at Langley School. The area has many leisure pursuits including golf, swimming, and sailing on the River Waveney which gives access to the Broads Network. The property is also well placed for the Suffolk Heritage Coast at Southwold and the Cathedral city of Norwich, with a renowned business and retail sector, excellent schools and transport links. There is a direct line service to London Liverpool Street from Norwich.





Services

Mains water and electricity. Oil fired central heating. Private drainage (agreement in place)

Directions

Leave Norwich on the A146 Beccles Road through Thurton. Continue past the turning to Langley and Chedgrave and take the next right, signed to Sisland and Mundham. Take the next left into 'Ingloss Lane', and follow this road through countryside. After approximately 1½ miles, Oaklands Barn will be found on the right. The postcode for the property is NR35 2HT.

Local Authority

South Norfolk District Council. Band F

Fixtures and Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

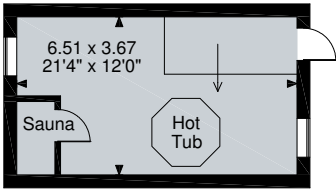
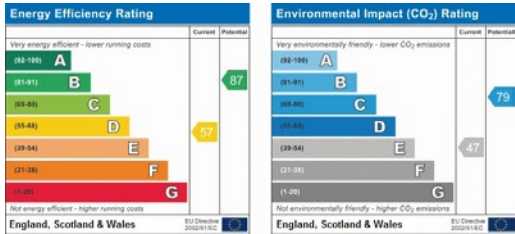
Agent's note

The initial part of the drive is shared with the neighbouring barn.

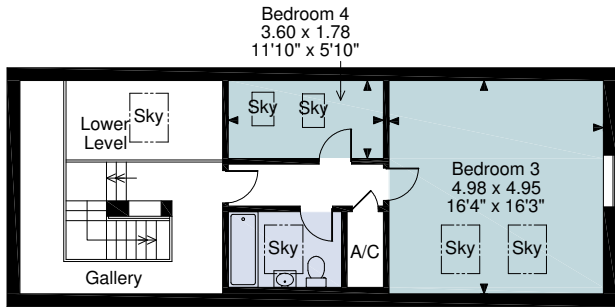
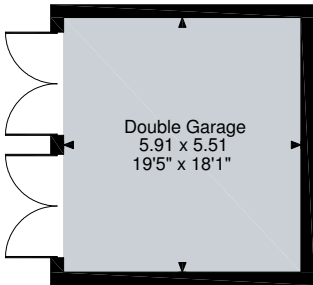
The sewage treatment plant is located on the grounds of Oaklands Barn and serves the two neighbouring properties with a shared maintenance agreement in place



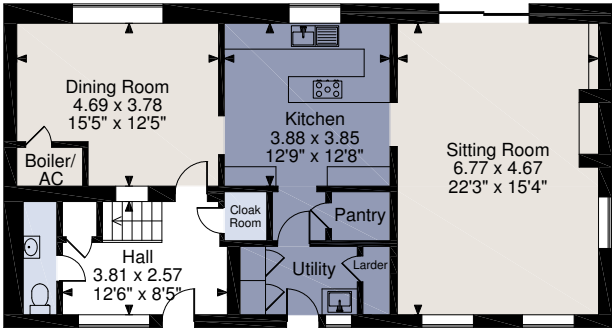
Oaklands Barn, Bungay, Norfolk
Main House gross internal area = 2,500 sq ft / 232 sq m
Garage gross internal area = 351 sq ft / 33 sq m
Outbuilding gross internal area = 257 sq ft / 24 sq m



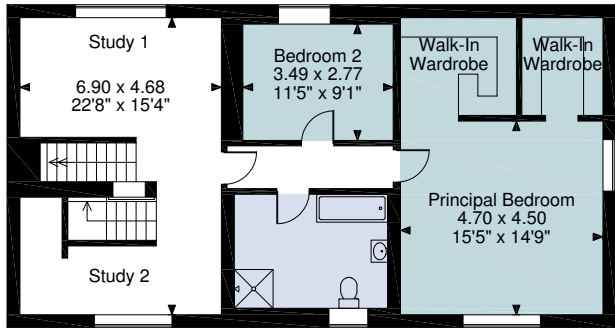
Outbuilding



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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