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*Reeders Barn,
Redgrave Road, South Lopham, Norfolk*

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**MUSKER
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ESTATE AGENTS

Diss - 4.8 miles
Bury St Edmunds - 19 miles
Norwich - 26 miles

A unique opportunity to acquire a four bedroom barn conversion, that also offers a successful bed & breakfast business with four letting rooms entirely separate from the owners accommodation.

Guide Price £600,000

Accommodation comprises briefly:

- Entry Vestibule
- Vaulted Sitting Room
- Dining Room
- Study/ Bedroom
- Three 1st Floor Double Bedrooms
- Shower Room
- En-suite Bathroom
- Kitchen
- Utility / Laundry Room
- Breakfast Room
- Cloakroom
- Gardens
- Ample Off Road Parking



The Property

Reeders Barn, is an impressive architect designed family home, which offers a surprising level of versatile and spacious accommodation, with additional independent accommodation. The barn, originally a former agricultural building, was converted in 2015/2016 to create this wonderfully stylish and contemporary home, which has been finished to the highest of standards. Reeders Barn, offers incredibly flexible accommodation, with the potential for dual occupancy, business opportunity or as an individual home. The accommodation extends to approximately 3000 sq ft

The accommodation begins at ground floor level opening into a vestibule that leads into the stunning vaulted sitting room, which has an abundance of natural light streaming into the barn at every opportunity from a total of eight windows. The dining room is to the left and further into the room, again to the left is the study/bedroom. On the first floor is a light and airy gallery landing space which almost stretches the whole length of the barn where three double bedrooms and a shower room lead off. The master bedroom has a large storage cupboard and an en-suite bathroom which comprises a four piece suite.

Back on the ground floor, leading off the dining room, is a cloakroom, utility/laundry room and a stylish kitchen, which has a range of modern cabinets with space for a 'Rangemaster' cooker and other appliances. Adjacent to the kitchen is a spacious breakfast room leading out onto a gravel courtyard.



Bed & Breakfast Business

The owners have established a successful B&B business which has been run since 2008. Currently the business has four ground-floor, en-suite guest rooms, with individual entrances onto the gravel courtyard with a separate outside seating area, where there is access into the breakfast room. The accommodation is rated as 4* Silver by VisitEngland.com. For further information concerning the business, please contact Musker McIntyre.

Outside

The barn is approached over a private gravelled driveway providing extensive parking and turning space, with a side access leading to the rear garden. To the front of the barn are the four B&B letting bedrooms which all overlook a gravelled courtyard area. The rear garden is a particular feature of the house, being predominantly laid to lawn and bordered by well stocked flower beds. The gardens have field views to two sides, offering a good amount of privacy and seclusion. Adjoining the rear of the barn is a shingle terrace, with a lovely paved seating area to the corner of the garden. A gate leads out to the B&B guest designated parking area which is accessible from the road over a shared gravel driveway.

Location

The property is situated in the centre of South Lopham village, which lies on the A1066. The village itself has a church, village pub and village hall, with further facilities available in the neighbouring villages of Garboldisham, Redgrave and Bressingham. The market town of Diss has further facilities including three supermarkets, a bustling high street and a wide range of cafes, bars, pubs and restaurants. There is also a mainline train station with frequent services to London Liverpool Street. The property falls into St Andrew's North Lopham Primary School catchment and Diss High School catchment.



Agent Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Services

Oil fired central heating. Septic tank drainage.

Local Authority

Breakland District Council

Tax Band: TBC

Energy Rating: E

Postcode: IP22 2HL

Tenure

Vacant possession of the freehold will be given on completion.

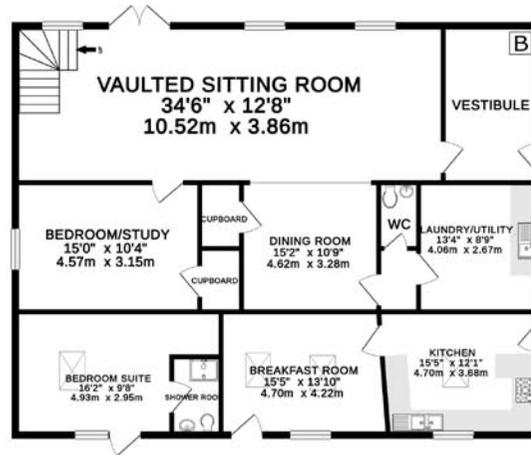
Fixtures and Fittings

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

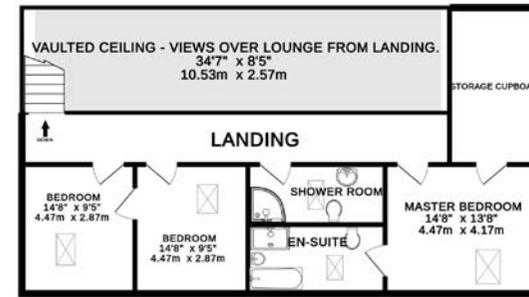




GROUND FLOOR 1983 sq. ft.
(184.2 sq. m.)



1ST FLOOR 968 sq. ft.
(89.9 sq. m.)



TOTAL FLOOR AREA : 2950 sq.

Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and any other items are approx. omission or mis-statement. This plan is for illustrative purposes only and is not to be relied upon for any prospective purchase. The services, systems and appliances are as to their operability or efficiency.

Directions

From Diss, proceed towards Thetford on the A1066 passing through the villages of Roydon and Bressingham. On entering the village of South Lopham, turn left onto Redgrave Road where the property will be found second on the left hand side.

Important Note: The floor plan is not to scale specific fittings. Furthermore NB:1. All dimensions, tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of the contract.

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