



KINGFISHER BARN, FLIXTON, BUNGAY

GUIDE PRICE £525,000



KINGFISHER BARN

**ABBAY ROAD, FLIXTON
NEAR BUNGAY
SUFFOLK NR35 1NJ**

BUNGAY 4.5 Miles, HARLESTON 8.3 Miles, SOUTHWOLD 16 Miles

**INDIVIDUAL DETACHED THATCHED BARN
LOCATED ON A RURAL ROAD WITHIN EASY
REACH OF BUNGAY.**

DESCRIPTION

Kingfisher Barn is a detached thatched property which dates back to the 16th century. Works started on the conversion in the early nineties and took nearly a decade to complete. What you see has been a wonderful family home for years which now requires new owners. The restoration was done sympathetically to the standing structure; this includes exposed beams, wooden panelling, natural stone and wood flooring. The property possesses an almost organic feel which blends into the natural beauty of its surroundings. The outside views are over a large duck pond and lawn with arable field and horse paddock views beyond. However, this doesn't mean creature comforts have been forgotten with oil fired central heating throughout, along with underfloor heating in sitting room, en-suite and kitchen. This property comprises of 4 bedrooms; 3 along one wing with the principal bathroom. The master bedroom is upstairs with an en-suite bathroom. The main focal point of this property is the glorious sitting room, with 5.6m high ceiling, exposed beams, panelling with inset door, large windows and doors leading out onto the garden. The kitchen is the hub of any home and with solid oak eye and base level units and granite worktops, this does not disappoint. This again offers views directly over the garden and pond.

LOCATION

Kingfisher Barn is located on Abbey Road which is a quiet country lane just outside the Suffolk village of Flixton. There is easy access to the vibrant Waveney Valley Market Town of Bungay which offers amenities including schools, surgeries, golf course, local shops and high street chains.



OUTSIDE

Set back from the lane, the entrance to the barn is via double wooden gates which lead to a gravelled courtyard area with parking for numerous vehicles. To one side of the courtyard are wooden outbuildings which are currently used for storage.

Walking around to the rear garden you are greeted by mature trees including fruit trees and a magnificent established willow standing at the edge of the feature duck pond with decked seating area. Towards the rear of the pond is a rockery with feeder pond helping maintain a gentle flow of water. The lawned area with summer house offers an area to sit and enjoy your day or evening, taking in the rear garden or the further rural views beyond.

AT A GLANCE

- 4 Bedrooms
- En-suite bathroom to master
- Principal family bathroom
- WC
- Entrance hall
- Kitchen breakfast room
- Sitting room
- Study / Office / TV room
- Rear garden
- Front courtyard
- Rural views
- Outside store buildings
- Duck pond
- Exposed beams
- Natural flooring and coverings
- Granite worktops
- Underfloor heating
- Central heating

DIRECTIONS

Proceed out of Norwich via Bracondale/A147 (0.2miles) At roundabout take 3rd exit onto Martineau Lane/A1054 (0.3miles) Turn left onto A146 (1mile) Turn right onto Bungay Road/B1332 (2.7miles) At roundabout take 2nd exit onto The Street/B1332 (9.2miles) At roundabout take 3rd exit onto A143 (0.5miles) At roundabout take 1st exit onto Broad Street/A144 (0.3miles) Continue onto Trinity Street/B1435 (0.2miles) Turn left onto Lower Olland Street/A144 (0.4miles) Turn right onto Hillside Road W/B1062 (2.4miles) Turn left towards Church Road (157ft) Turn left at 1st cross street onto Church Road (0.2miles) Turn left onto Abbey Road. The property can be found on the left hand side approx. 1.3 miles down Abbey Road.



ACCOMODATION

Entrance Hall with natural stone flooring, radiator, windows to courtyard.

WC natural stone flooring, radiator, WC and wash basin.

Master Bedroom with carpet, radiator, but in wardrobe and low level windows to garden.

En-suite Bathroom, stone flooring with under-floor heating, bath with mixer taps and shower attachment, WC, airing cupboard, base units and inset wash basin.

Bedroom 4 with carpet, radiator, window.

Bedroom 3 with carpet, radiator, window.

Bedroom 2 with carpet, radiator, window.

Principal Bathroom with tiled flooring and part tiled walls, radiator, towel rails, WC, corner bath, shower screen, shower and window.

Kitchen/Breakfast Room stone flooring with underfloor heating, a range of solid oak eye and base units, granite worktop inset sink with drainer, island unit with additional storage, space for range cooker currently part gas (supplied by Calor gas bottles) twin electric oven and grill, recess for fridge freezer, large under stairs store cupboard and windows with views over garden.

Sitting Room/Dining Room with 5,6m high ceiling, dual aspect, expansive French window within fixed lights, further windows and doors to courtyard and gardens, solid wooden floorboards, panelling to walls, fireplace and underfloor heating.

Study with pammant tile flooring, door to rear garden, radiator, windows to end wall.







TOTAL APPROX FLOOR AREA 2028 SQFT (188.4 SQ.M.)

AGENT'S NOTE: The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

- * Thatch requires work
- * Adjacent barn has planning for residential dwelling
- * Kingfisher Barn is not listed
- * Offered with no onward chain

These Particulars were prepared in June 2017

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