



Halcyon Barn

Wissett, Halesworth, Suffolk

**STRUTT
& PARKER**

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A beautifully converted, part-thatched barn set within gardens and grounds of over 5 acres.

Halcyon Barn is an impressive 4 bedroom Grade II Listed barn conversion set in over 5 acres of tranquil gardens and grounds, with planning permission to create a separate holiday let, in a popular village outside Halesworth.



3 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



OUTBUILDING WITH PP



5.13 ACRES



FREEHOLD



RURAL/VILLAGE



3,296 SQ FT



**GUIDE PRICE
£1,200,000**



The property

Positioned in the popular village of Wissett near the market town of Halesworth and a short distance to the Suffolk Heritage Coast, Halcyon Barn is a stunning four bedroom barn conversion with flexible accommodation throughout, offering period features including beautifully exposed beams and vaulted ceilings.

An impressive, fully-vaulted ceiling provides the back-drop to the main, open-plan living space, with full-height glazed doors allowing natural light to flood in. Sitting at the heart of the property, with the bespoke kitchen to one end and ample space for dining and family room to the other, this stunning space is perfect for entertaining. Grey stone flooring extends into the adjoining drawing room, also with vaulted ceiling providing exceptional, light and spacious living space. A staircase beside the kitchen leads up to a mezzanine floor ideal as an informal snug or guest bedroom. There are four bedrooms, comprising; a principal bedroom with modern en suite shower room and double doors to the garden, a second bedroom also with en suite shower room, third bedroom with en suite cloakroom

and a bedroom accessed from the kitchen with its own entrance from outside and en suite shower room. A family bathroom and utility room complete the accommodation.

Planning

Adjacent to the property is a useful outbuilding. The current owners have achieved full planning permission under references DC/23/2398/FUL and DC/23/2398/LBC to Convert part of outbuilding to Holiday Cottage. Comprising an open-plan sitting room/kitchen area with double bedroom and en suite shower room, the building would allow for the creation of additional accommodation and potential income. Split into two, the other end of the building, complete with original millstone giving a nod to the property's history, provides storage for garden equipment. Copies of the planning consent and accompanying plans are available from the planning department of the East Suffolk District Council. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.



Outside

The property is approached via a long, gated gravelled driveway which provides ample parking for several cars. The gardens immediately surrounding the property provide an orchard, an area of level lawn surrounded by newly-planted hedging and interspersed with sapling trees, as well as two areas of terrace; one of which sits away from the property creating ideal space in which to relax or dine al fresco, and the other accessed directly from the main bedroom providing a perfect spot for a morning coffee.

A fenced area of garden to the rear of the property allows for a contained, secure space for dogs and an additional paddock sits to the north of the house and provides ideal grazing or space for play.

Location

Wissett is a small village, with a church and a former pub which is now a weekend cafe, located just a couple of miles to the north of the market town of Halesworth, where there are independent shops, a primary school, public houses, restaurants, a doctors surgery and a supermarket; most notable is the railway line just under 2 miles from the property. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. Southwold, which lies approximately 10 miles to the south-east, is a popular Georgian coastal resort, known as the home of Adnams Ales and the Sole Bay Brewery. Recreational facilities include sailing and fishing along the coast and river estuaries, golf courses at both Halesworth and Southwold and there are many fine walks and bird watching opportunities at the internationally renowned Minsmere Reserve. For commuters Halesworth offers train services into London and main road networks are just 6 miles distant for the A12, and 8 miles for the A143.



Distances

- Halesworth 2 miles
- Southwold 10.5 miles
- Ipswich 33.5 miles

Nearby Stations

- Halesworth - branch line
- Ipswich - main line

Key Locations

- RSPB Minsmere, Dunwich
- Southwold Beach
- Framlingham Castle

Nearby Schools

- Saint Felix School
- Bramfield House School





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

Main House internal area 2,672 sq ft (248 sq m)
 Outbuilding internal area 624 sq ft (58 sq m)
 For identification purposes only.

Directions

IP19 0JF

what3words: [///sleeper.exonerate.auctioned](https://www.what3words.com/sleeper.exonerate.auctioned)

General

Local Authority: East Suffolk District Council

Services: Water and electricity mains services are connected. Oil-fired central heating. Private drainage which we understand does comply with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Currently taxed under business rates.

EPC Rating: D

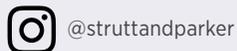
Suffolk

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