



WILLOW BARN
OLD NORWICH ROAD, YAXLEY



Willow Barn was originally a traditional agricultural building converted in 2016 to provide a comfortable and contemporary three bedroom home.

This modern home is centred on a walled courtyard which is overlooked by the Sitting Room which has a full height ceiling into the roof and with adjoining fully fitted kitchen to include a central breakfast island. There is a well laid out bathroom and both separate Utility Room and further WC.

The accommodation in all extends to about 115.4sqm (1,240sqft).

Willow Barn is shown on the Site Plan as Lot 4 (shaded dark blue) with a site extending to about 0.37ac (0.15ha).

SERVICES

Mains electricity, mains water, private foul drainage system.

PLANNING

The barn was converted under planning permission reference 2604/10 with further permission for a single storey extension and addition of solar panels and air source heat pump under reference 0173/13.

LOCAL AUTHORITY

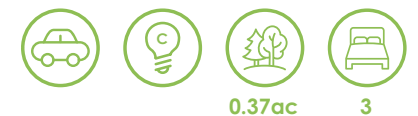
Mid Suffolk District Council
Council Tax Band: D

VIEWING

Viewing is strictly by appointment with the vendors' agents Durrants.

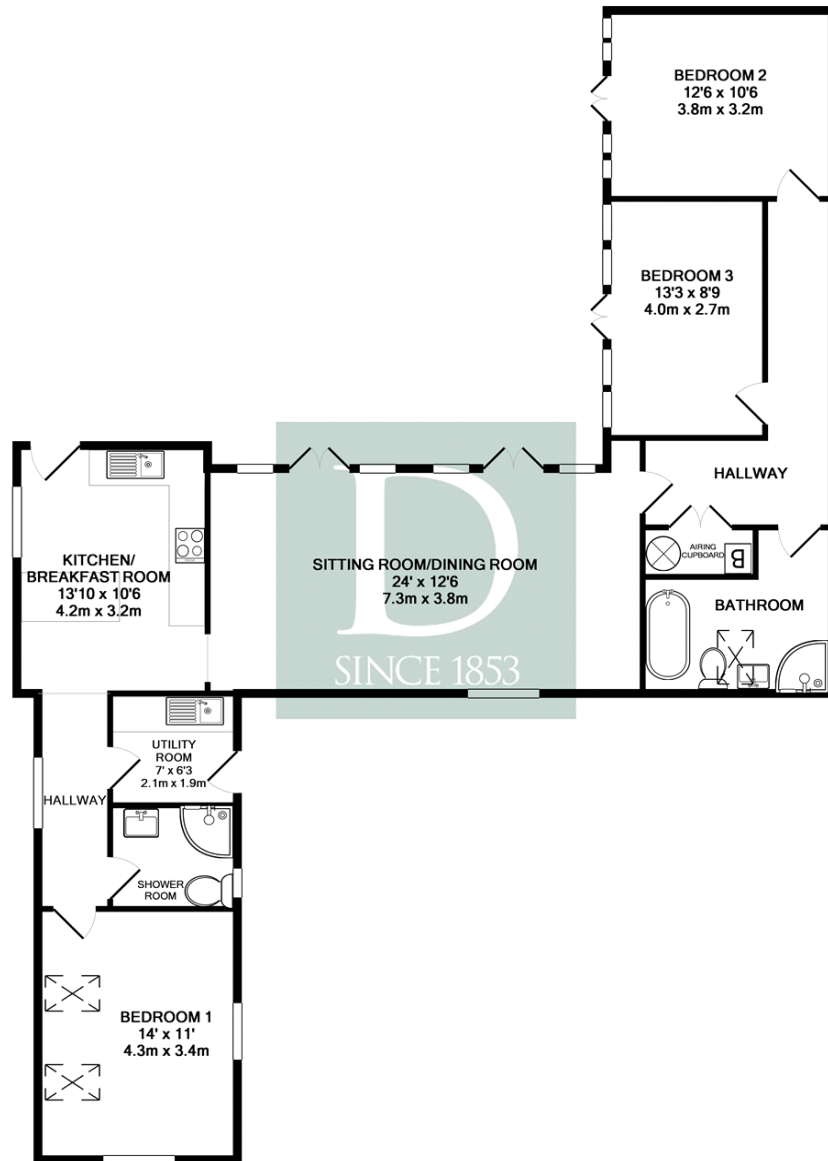
LOCATION

The property is located to the western side of the A14 set mainly behind a large earth mound and tree screen. The market town of Diss is about 4.5 miles to the north where there is a main line rail link to London Liverpool Street. Ipswich is around 20 miles to the south and Norwich the commercial and shopping centre for the district some 24 miles. The A12/M11 to London and the A14 to the west are natural routes out of the County.



0.37ac

3



TOTAL APPROX. FLOOR AREA 1182 SQ.FT. (109.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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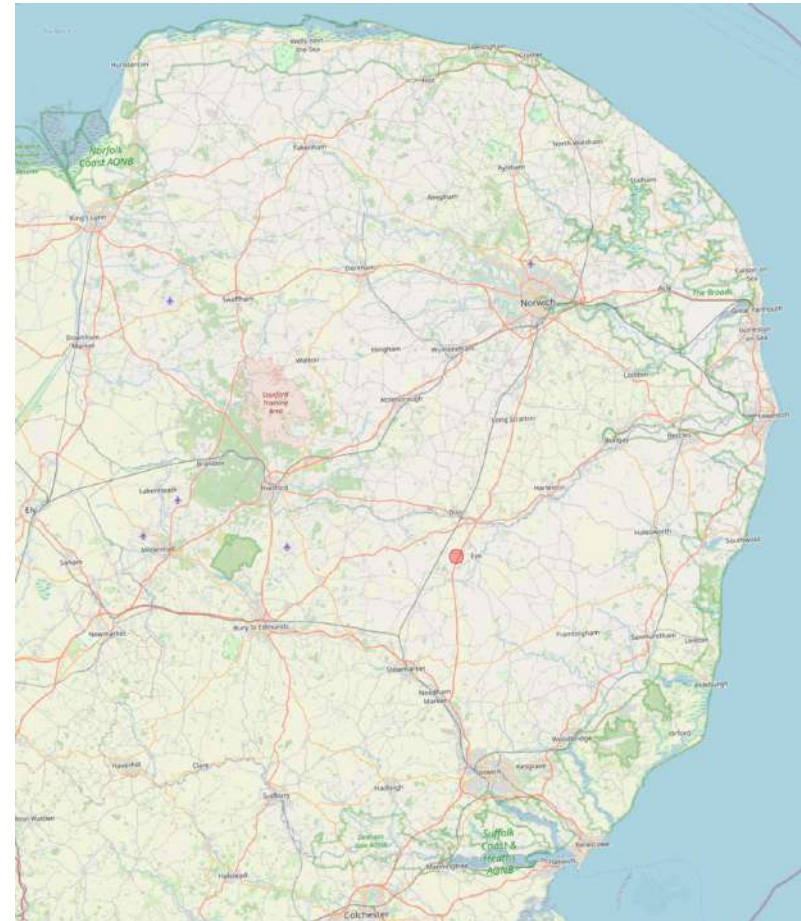


IN ALL ABOUT
115.4SQM
(1240SQFT)

SITE PLAN



LOCATION PLAN



Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

IMPORTANT NOTICE

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