



## Dovecote

Pound Lane | Toft Monks | Beccles | NR34 0EX

Asking Price £525,000

**DURRANTS**  
SINCE 1853

## Key features

- Character features
- Exposed brickwork and timbers
- Well-presented
- Highly versatile
- EV Charging point and solar panels
- Excellent kitchen/dining room
- Self-contained studio
- Barn garage
- Walled low maintenance garden
- Parking for several cars

## Description

### VENDOR FOUND

Situated in a rural setting with delightful field views to the front, Dovecote is a charming barn conversion that beautifully combines character features with stylish modern updates.

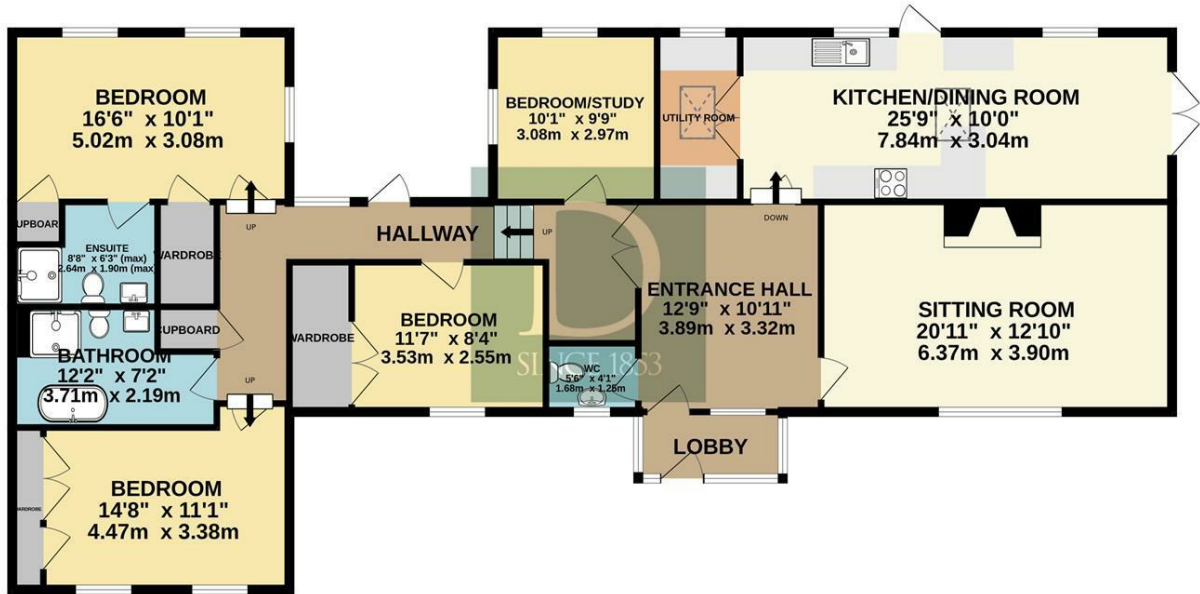


## Directions





GROUND FLOOR  
1629 sq.ft. (151.4 sq.m.) approx.



TOTAL FLOOR AREA: 1629 sq.ft. (151.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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