



BORTONS BARN,
CLAY COMMON LANE UGGESHALL, BECCLES, NR34 8BG



This impressive, generously proportioned, light and airy barn conversion offers a versatile arrangement of accommodation across two floors, in a beautiful rural setting.

Stepping into the property, you are welcomed by an entrance hall, which provides access to the principal ground-floor accommodation. To one side, the well-appointed kitchen/breakfast room offers a practical and sociable space for everyday living, with a useful utility room and lobby with door to the rear.

Continuing through the ground floor, a separate study provides an ideal area for home working or could be adapted to suit a variety of individual needs. The dining room, with its floor to ceiling windows and french doors to the garden, provides an inviting space for family meals and entertaining, this flows naturally through to the spacious sitting room, with its feature fireplace, creating an excellent setting for both relaxed evenings and larger gatherings.

The ground floor also benefits from a cloakroom/WC.

Returning to the entrance hall and heading upstairs, the first-floor accommodation is arranged around a central landing. There are three generously proportioned

double bedrooms, with the principal bedroom enjoying the benefit of its own en-suite bathroom. The remaining bedrooms are served by a family bathroom, completing the accommodation.

Externally there is an extensive range of adjoining storerooms, providing excellent practical storage and offering potential for a variety of alternative uses, subject to any necessary consents.

The gardens are beautifully landscaped and provide a lovely space to relax and enjoy the peace and quiet, with a patio area for enjoying al fresco dining. There is an extensive drive and gravelled area for parking.

Overall, this substantial and versatile home offers a well-balanced combination of spacious reception rooms, practical ancillary accommodation & well proportioned bedrooms, making it ideally suited to a variety of lifestyles.



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TENURE –

Freehold

LOCAL AUTHORITY

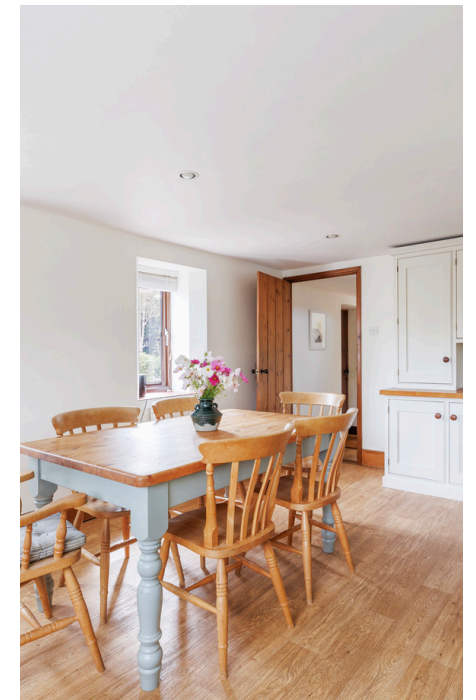
East Suffolk Council – Band G

SERVICES

Mains water and electricity.
Drainage to a septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Southwold Office.



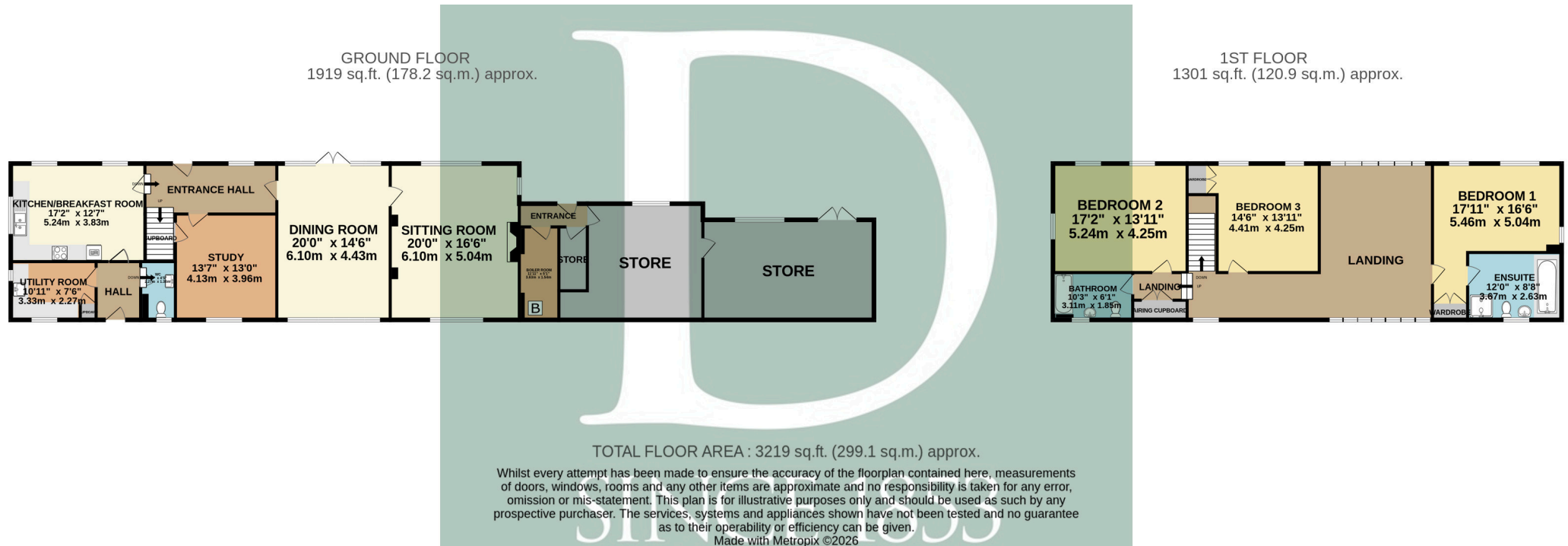


RURAL
LOCATION





FLOOR PLAN



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

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