



KINGS LANE, WESTON, BECCLES  
£765,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS













# KINGS LANE, WESTON, BECCLES, SUFFOLK NR34 8TG

- A comprehensively renovated, significantly extended and fully enhanced detached barn conversion
- Set in approximately 0.75 acres enclosed by open countryside
- Self contained two bedroom annexe
- Secure private parking for multiple vehicles with double garage and car port
- Detached fitness room with 15ft x 8ft Endless Pool
- Incredible character, charm and huge flexibility
- Only 3.5 miles from Beccles

Nestled in the quiet and picturesque Suffolk countryside is this substantial and impressive barn conversion, full of charm and character with generous and incredibly flexible accommodation including a self-contained two bedroom annexe, set in approximately 0.75 acres of established, well-maintained gardens backing onto open countryside, located only 3.5 miles from the highly regarded and well-served market town of Beccles.

Electric double gates with intercom system lead into the sizeable centre courtyard, which provides secure private parking for multiple vehicles and is enclosed on all four sides, firstly by the main barn, which dates back to circa 1780 and was fully renovated and extended in the 1990s. The attached self-contained single-storey annexe built in 2006/7 which can also be accessed from the primary barn, enables the accommodation to be fully incorporated into the main house, if required.

A substantial detached double garage was also added in 2000 and sits at the southern end of the courtyard. With a large detached pool house built in 2008/9, incorporating pump house, wood store and carport and housing a superb Endless Pool completing the quadrangle.

To fully appreciate the privacy, peace and quiet and versatility on offer, early viewing is strongly recommended.

## ACCOMMODATION

### Entrance Hall

Panelled front door, framed by large glazed panels. Staircase to first floor.

### Cloakroom

With high flush w/c, hand basin, extractor fan, panelled door and downlighters.







### **Living Room: 23'9" x 22'10"**

Dual aspect reception room with an impressive dual height vaulted ceiling and a stunning array of exposed timbers with a mezzanine area above. A recently installed multi fuel burner is set into a brick style surround on a tiled hearth. Two sets of French doors, both with internal fitted blinds, leading out into the garden. Downlighters, radiator, fitted shelving and display cabinet and glazed double doors to entrance hall.

### **Kitchen/Breakfast Room: 16'1" x 14'4"**

Extensive range of wall and floor mounted units with double sink unit, integrated double oven, hob and extractor fan with dishwasher and fridge. Radiator, dimmer light controls, exposed timbers and windows to front and rear. Doors to courtyard and annexe.

### **Utility Room: 10'9" x 5'7"**

Range of storage units, plumbing for washing machine, sink unit and space for an American style fridge freezer, door to rear.

## **FIRST FLOOR**

Split level landing.

### **Master Bedroom: 15'11" x 8'11"**

Dual aspect with views out over open fields, two wall mounted heaters, downlighters. Dressing area with an extensive range of fitted wardrobes and downlighters, Velux window with views to the east side.

### **En-Suite Shower Room**

Corner shower enclosure, washbasin, w/c, downlighters, extractor fan, heated towel rail and additional storage.









### **Mezzanine Area/Bedroom 2: 12'5" x 5'9"**

With glazed balustrade looking out over the main living room, with high vaulted ceiling above. Velux window with views to the west. Currently used as a guest bedroom.

### **Bedroom 3/Study: 12'10" x 9'10"**

Vaulted ceiling, Velux window to front aspect, fitted ladder leading up to a raised mezzanine section, built-in single Captain's bed. Perfect study or child's bedroom.

### **Bathroom**

Sunken corner bath with whirlpool feature and shower above. W/c, wash basin and bidet. Wall-mounted convector heater, extractor fan, window to rear.

### **ANNEXE**

Accessed independently or via the main house. Perfect for multi-generational living or as a fully self-contained letting unit.

### **Kitchen/Dining Room: 14'8" x 11'6"**

Full range of wall and floor mounted units with sink unit and drainer. Integrated double oven, hob and extractor hood, integrated dishwasher. Downlighters, door and window to courtyard.

### **Bedroom 1: 14'4" x 11'5"**

Dual aspect, fitted double wardrobe, wall mounted electric convector heater.

### **Bedroom 2: 11'6" x 11'1"**

Window to front aspect, fitted wardrobe, wall mounted electric convector heater. Access to fully boarded loft.









## Bathroom

Low level w/c, washbasin, panelled bath with shower and screen. Airing cupboard, partially tiled wall, window to side, heated towel rail, extractor.

## Living Room: 14'4" x 12'4"

French doors leading out onto the patio area. Wall lights. Door to main barn.

## OUTSIDE

Powered gates give entry to the private courtyard with ample parking for multiple vehicles, leading in turn to a **Detached Double Garage** with two remote-controlled up and over door, power, light and a useful fully boarded loft area.

## FITNESS ROOM AREA

A substantial detached building, built in 2008/9 to house an impressive Endless Pool measuring 15ft x 8ft. A compact swimming pool that enables you to swim or exercise against a fully adjustable current. Suitable for any speed, stroke or ability.

Adjacent to the fitness area is a large pump room, wood store and carport.

Gated access leads to an enclosed section of the garden, directly behind the annexe, currently laid out as a garden with raised vegetable beds, greenhouses, sheds several large rain collection tanks.

The vast majority of the private and enclosed grounds extend to the rear of the property, benefitting from a southerly aspect, backing directly onto open fields. Laid mainly to lawn with a variety of mature trees, including several impressive fruit trees.

This section of the plot also benefits from its own separate vehicular access, ideal for boats, trailers or caravans.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity

Electric underfloor heating throughout the ground floor, including the annexe and fitness room.

Additional oil-fired boiler recently fitted for hot water and several radiators.

Drainage via a private treatment plant.

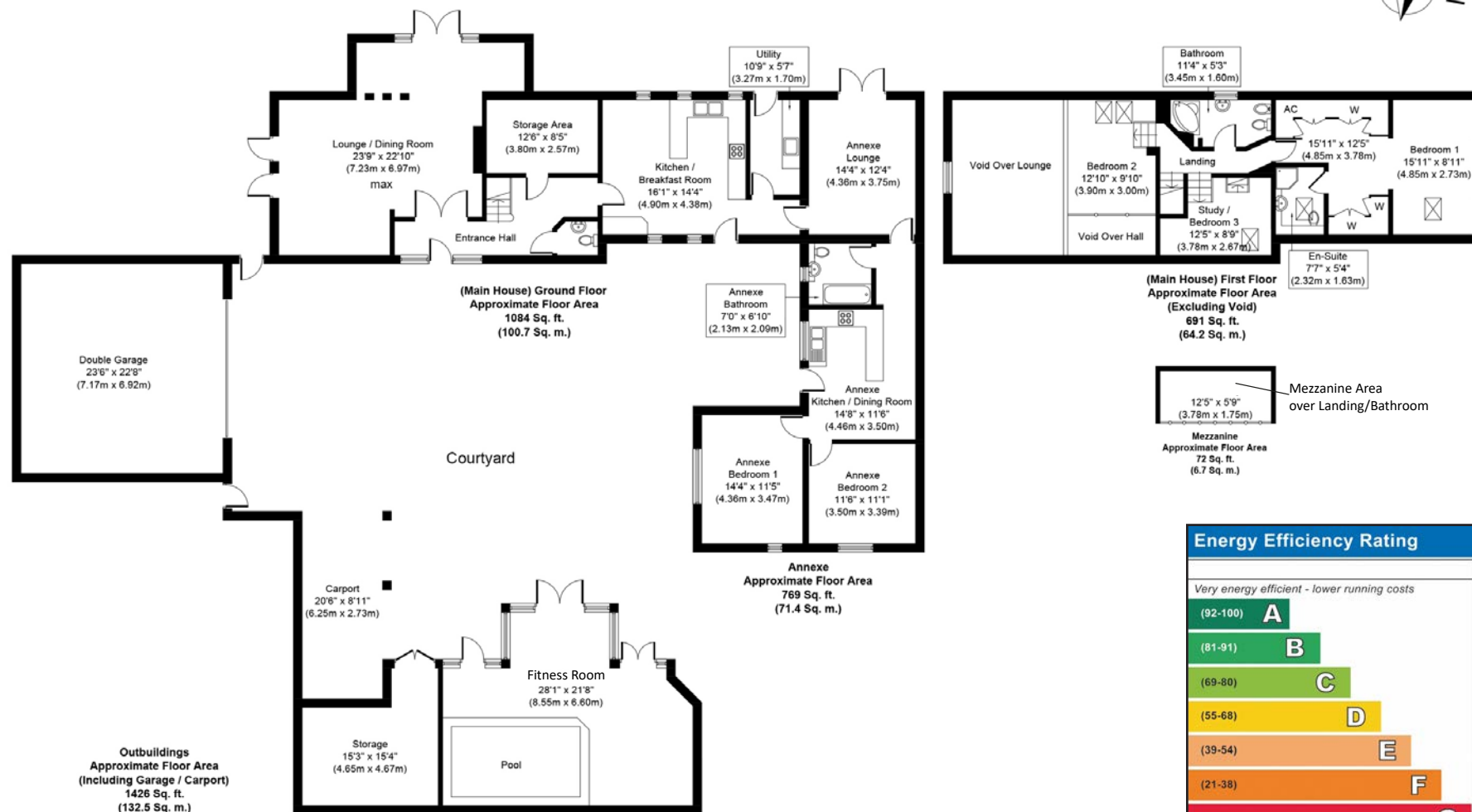












PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.









WATERSIDE ESTATE AGENTS

Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400

Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)

[www.watersideestateagents.com](http://www.watersideestateagents.com)