



Lodge Barn
Syleham Road
Hoxne
IP21 5DJ

twgaze





Discover a truly unique and exquisite blend of modern luxury and traditional charm in this exceptional countryside retreat

Guide Price £ 735,000



- Beautifully presented
- Seamless blend of traditional and contemporary
- Range of ancillary accommodation
- Stunning open countryside location

Location

This property is set within the wonderful rolling north Suffolk countryside around a mile or so to the south of the village of Hoxne where there is a village shop, pub and fine church. The larger village of Stradbroke is just under 2 miles away and has a leisure centre, a small selection of shops, doctors surgery and schools. The small town of Eye is around 5 miles away to the west and caters for everyday needs, with a doctors surgery, dentist, a range of shops, pubs and schooling to sixth form level.

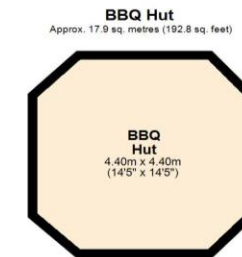
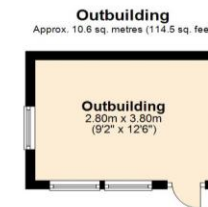
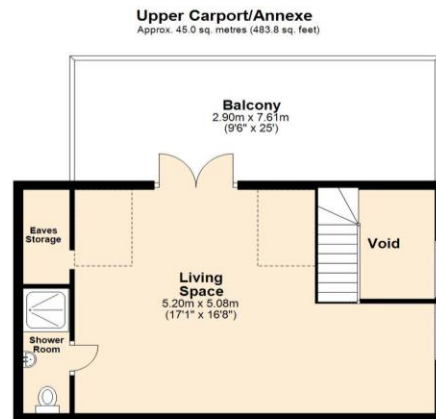
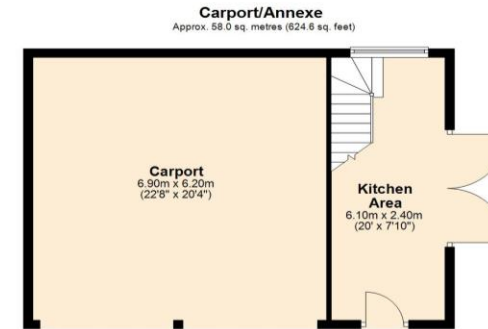
The Barn

Step into the captivating main barn, a masterpiece of design with beautifully exposed oak framework, elegant window sills, and intricate trim. The flush Anthracite windows provide a striking contrast to the light feather board cladding. Inside, the barn exudes spaciousness and natural light, starting with a welcoming entrance hall. The fully vaulted open-plan living area is truly stunning, featuring a custom-built kitchen and dining space that seamlessly blend functionality and style. This barn includes two generously sized en suite bedrooms and a charming mezzanine level for additional space. The practical yet stylish elements include an open plan layout and useful utility/boot room. The living area boasts a recently installed wood-burning stove and exquisite flagstone flooring.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



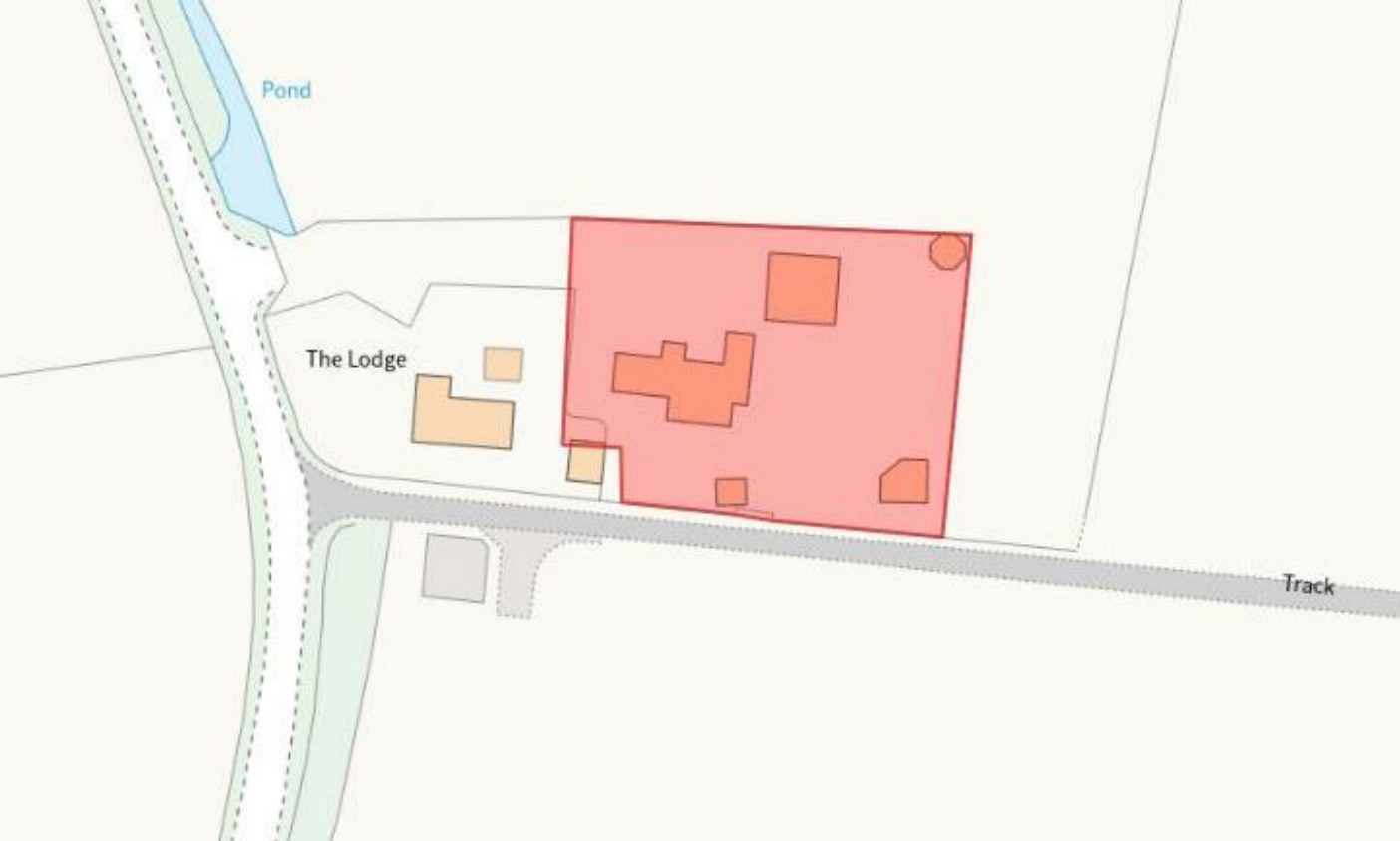
Total area: approx. 334.8 sq. metres (3604.0 sq. feet)

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