



| Syleham | IP21 4LT  
£550,000

twgaze



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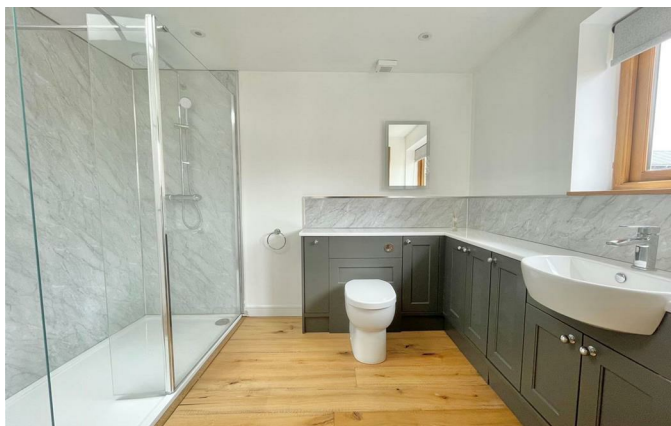
Single storey 4 bedroom barn conversion, converted in 2021 to a high standard. Integrated appliances and wonderful field views. Double bay cart lodge.

- 4 bedroom single storey barn conversion
- As new condition - converted in 2021
- Quality integrated appliances
- Master bedroom with ensuite
- Energy efficient air source heating
- Wonderful countryside views
- 2 bay cart lodge
- No onward chain

### Full Description

#### Location

The views at Indigo Lodge are quite outstanding stretching across open countryside. This is a wonderfully unspoilt area, however the centre of Hoxne village is only a short drive or brisk walk away where there is a public house and village shop with amenities. For those requiring access to London, there is a mainline rail service at Diss just 5 miles away with trains to London Liverpool Street in 90 minutes. There is quite easy access onto the A143 with the market towns of Diss and Harleston both within easy reach as is the Heritage Coast around Southwold, Aldeburgh and Walberswick which is around 45 minutes away. This is a wonderful location combining the best of







views with easy access to facilities.

#### Property

Indigo Lodge is a substantial property offering over 1300 square feet of flexible accommodation, presently laid out as 4 bedrooms, but equally could offer study space. The barn was converted in 2021 and therefore benefits from the very latest in insulation. The heating is via an energy efficient air source heat pump which provides underfloor heating throughout and is double glazed within timber frames. All the rooms enjoy the views of the gardens and the countryside but especially the generously sized sitting room, dining room and master bedroom which feature either full height windows or doors onto the garden. The kitchen is fitted with quality built in appliances to include a fridge freezer, dishwasher, washing machine, double oven and ceramic hob.

#### Outside

The property is approached via a gravel driveway off Hoxne Road, the maintenance of which is shared with Walnut Tree Farm. Please note that the vendor has applied for planning permission for the unconverted barn at the top of the drive, under planning reference DC/24/03136 at Mid Suffolk Council. Maintenance costs for the drive will be shared by all three properties. The boundary is delineated by the recently planted hedging in front of the cart lodge.

#### Services

Mains water and electricity are connected, private drainage.

#### How to get there

What3words: [///evokedevote](https://www.what3words.com/#!/evokedevote)

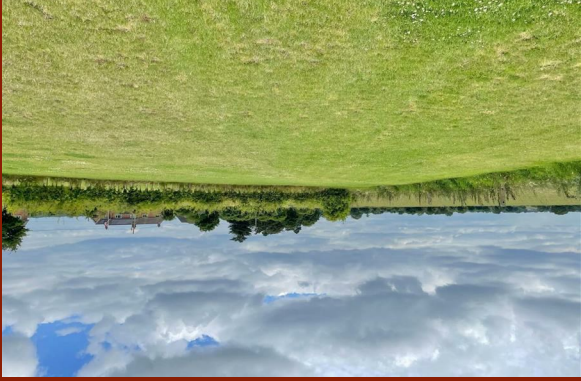
#### Agents note

As a condition of the original Planning Permission (DC/20/02567) via Mid Suffolk Council to convert Indigo Lodge, Permitted Development Rights were withdrawn by Mid Suffolk Planning Department. Any alterations or additions to the property will require planning permission. Please contact the office for further clarification.

#### Freehold

Council Tax band: C

Ref: 2/19550/CC



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
(81-91)	(92-100)
B	
(69-80)	
C	
(55-68)	
D	
(39-54)	
E	
(29-38)	
F	
(13-28)	
G	
(1-12)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



10 Market Hill  
Diss  
Norfolk  
IP22 4WJ  
01379 641341  
prop@twgaze.co.uk