



BARNABY FARM,  
RINGSFIELD ROAD, BECCLES, NR34 8LL







Set amidst the gently rolling countryside, This substantial farmhouse is located just moments from the centre of the vibrant market town of Beccles.

Barnaby Farm offers an exceptional lifestyle opportunity. This substantial, character filled, five-bedroom, three-bathroom detached farmhouse is complemented by a spacious two-bedroom, two-bathroom detached annexe, all nestled within just over four and a half acres stms of mature gardens and well-planned paddocks—perfectly equipped for equestrian use.

#### Main House

A formal entrance hall welcomes you into the property, with stairs leading to the first floor and a door through to the heart of the home: a generous kitchen/breakfast room. Filled with natural light from two rear-aspect windows, skylight, and French doors opening to the garden, the kitchen features an Aga cooker, ideal for country living. A practical utility room sits adjacent, with additional storage and a second WC.

To the rear, a study area opens into an inner hall, granting access to a cosy snug, a formal dining room complete with dual feature

fireplaces (including a wood burner), and a bright and airy sitting room with French doors and dual-aspect windows. A secondary staircase from this end of the house leads to the first floor.

Upstairs, the master bedroom enjoys a double aspect, built-in storage, and a private en suite shower room. Four further bedrooms are well-served by a family bathroom and a separate shower room, including a charming double aspect bedroom two, accessed via the secondary staircase.

#### Detached Annexe

The beautifully finished detached annexe offers modern open-plan living with a spacious kitchen/dining/lounge area, perfect for guests or multi-generational living. An inner hall leads to two bedroom with en suite shower room, as well as a separate main bathroom—creating a fully self-contained space.





Approached via an impressive gravel driveway lined with mature trees and cast-iron railings, Barnaby Farm provides ample off-road parking for multiple vehicles. The grounds are thoughtfully divided into a mixture of formal gardens, paddocks to the front and rear, and a range of equestrian facilities. These include a stable block, post and rail yard, field shelter, and a menage, with direct access from the stables. One rear paddock features a natural pond, enhancing the idyllic rural setting. There is also a range of outbuildings including a two storey outbuilding measuring just over 4000 sq ft stms.

Barnaby Farm is a rare offering—a property that combines scale, versatility, and a tranquil rural lifestyle, all while remaining conveniently close to the amenities, schools, and transport links of Beccles and the wider Suffolk area.

### SERVICES

Mains electric, oil fired central heating and private drainage system (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### TENURE

Freehold.

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – G







4 ACRES -  
SOUGHT AFTER  
LOCATION













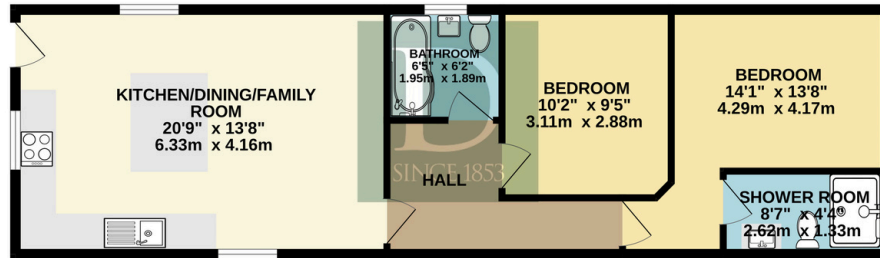






# GROUND FLOOR

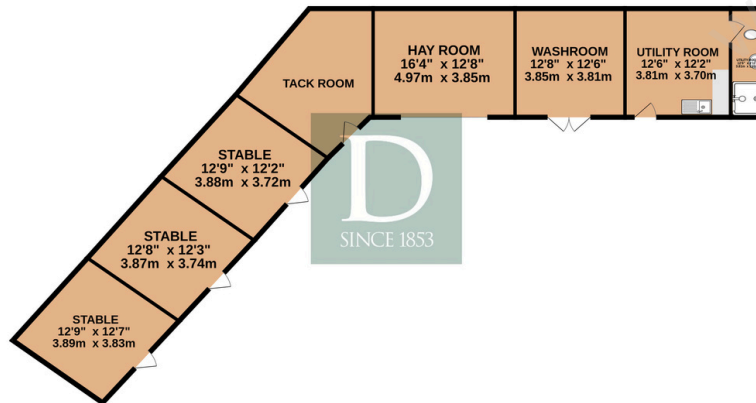
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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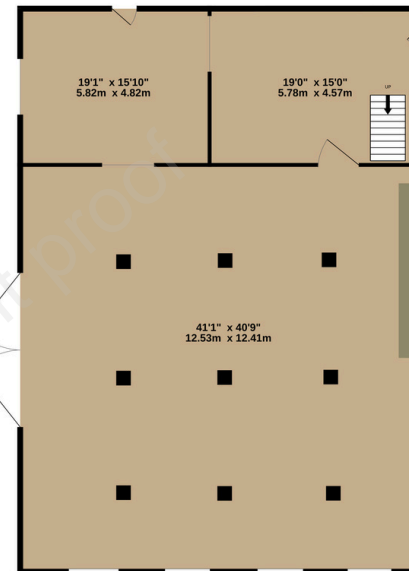
1226 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.  
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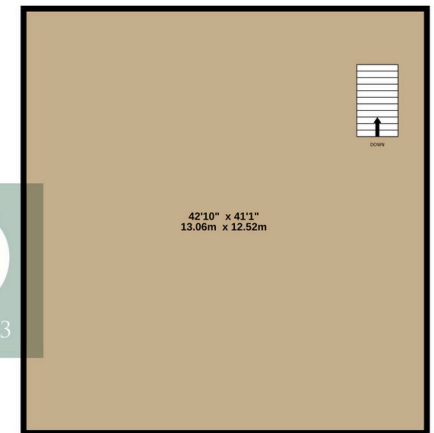
2294 sq.ft. (213.1 sq.m.) approx.



TOTAL FLOOR AREA : 4039 sq.ft. (375.2 sq.m.) approx.  
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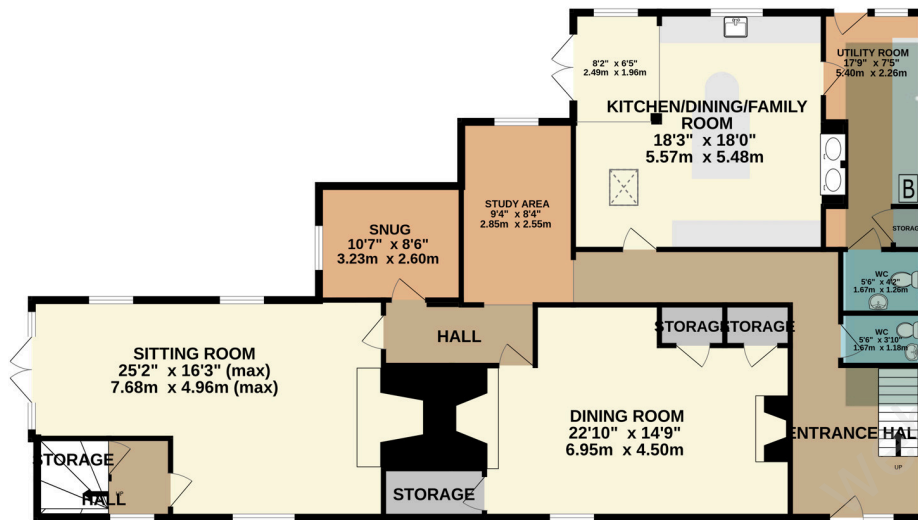
# 1ST FLOOR

1745 sq.ft. (162.1 sq.m.) approx.

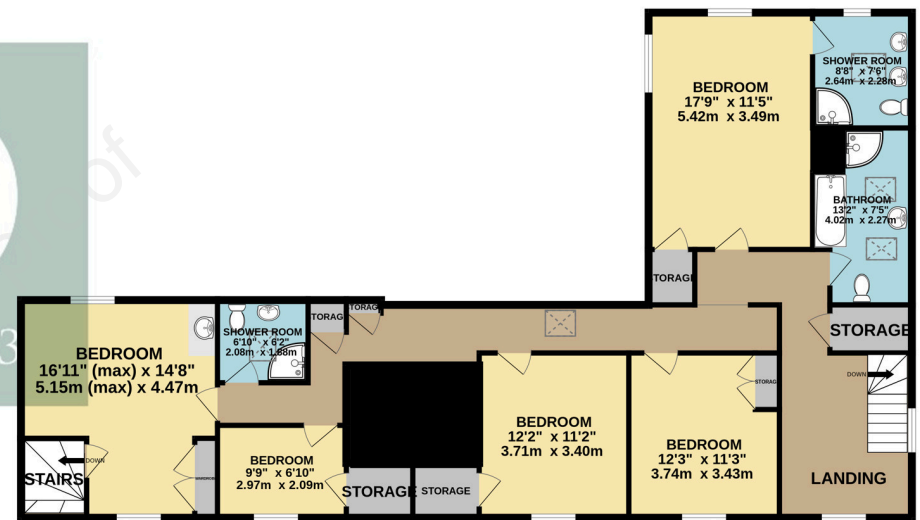




GROUND FLOOR  
1750 sq.ft. (162.6 sq.m.) approx.



1ST FLOOR  
1412 sq.ft. (131.2 sq.m.) approx.



TOTAL FLOOR AREA : 3162 sq.ft. (293.8 sq.m.) approx.

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# DURRANTS

SINCE 1853

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## CONTACT US

Durrants, 10 New Market, Beccles,  
Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **[beccles@durrants.com](mailto:beccles@durrants.com)**

