



Lodge Barn

Reading Green | Hoxne | IP21 5DJ

Guide Price £735,000

twgaze

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Discover a truly unique and exquisite blend of modern luxury and traditional charm in this exceptional countryside retreat. This stunning property features a main barn with two/three bedrooms, a detached one-bedroom annexe, and a two-bay cart lodge with accommodation above. Accessed via a private driveway, the property offers ample parking and a host of luxurious, thoughtfully designed features, all set in a serene and private location.

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

Full Description

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.

The Annexe

The delightful self-contained annexe offers a cozy open-plan kitchen, living room, and bedroom, complete with an en-suite bathroom. Heating is efficiently managed with radiators and hot water supplied by LPG from the main tank, controlled by the Hive system for ultimate convenience and comfort.

The Cart Lodge

The versatile cart lodge features two spacious bays for vehicles and an attached gardener's shower room. Inside, there is provision for a kitchen installation, and stairs lead to a breathtaking vaulted living room with floor-to-ceiling glazing. This area also features a suspended wood-burning stove, a modern shower room, and a balcony with panoramic countryside views. Below the balcony, you'll find a covered alfresco kitchen and entertaining area, perfect for hosting gatherings and enjoying the outdoors.

Outside

The property is perfectly positioned to enjoy a private and tranquil countryside setting. A substantial sun terrace invites relaxation, while the fully enclosed garden, mainly laid to lawn, includes a charming BBQ hut. This delightful hut adds a unique touch to the outdoor space, offering a cozy spot for cooking and entertaining all year round. Additionally, there is a substantial garden building thoughtfully designed with the potential to become an additional annexe or a stylish office space.

This property offers a rare opportunity to own a beautifully designed home that perfectly balances modern amenities with traditional elegance, all set in a peaceful and picturesque location.

Services

Mains electricity and water are connected to the property and hot water and underfloor heating is split provided by an air source heat pump.

How to get there:

W3W: [///spots.roosters.earlobe](https://www.spots.roosters.earlobe)

Freehold

Council Tax: E

Ref: 2/19593/KH

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (91-100)
Energy efficient	B (81-90)
Decent	C (61-80)
Below average	D (51-60)
Average	E (31-50)
Below average	F (21-30)
Very poor	G (1-20)
Current	
Target	

