



Chestnut Barn, Taylors Farm Yarmouth Road

Offers in Region of £600,000

Chestnut Barn

Taylor's Farm Yarmouth Road, Lowestoft

Proudly sitting within the rural setting of Taylor's Farm, this exquisite barn conversion was renovated in 2009 to a standard of uncompromised luxury. Retaining its original charm with exposed brick-work, high vaulted ceilings with wood beams, a cosy wood burner and traditional tiled flooring throughout. Modern elements have been incorporated with private en-suites to each bedroom, a landscaped garden with artificial lawn and a concrete pad for your hot tub. The current owners have lovingly maintained this residence over the years, ready for you to make it your home.

Location

This charming barn conversion is located on Taylor's Farm, just off Yarmouth Road, offering a rural setting while remaining close to a range of local amenities. It is within easy reach of the coastal village of Corton and Hopton, offering stunning beaches, woodland walks and scenic landscapes, as well as the town of Lowestoft, providing a mix of shops, restaurants, and its award winning beaches. Gorleston and Great Yarmouth are also nearby, with James Paget Hospital, Britannia Pier and multiple attractions, making this location ideal for those seeking a blend of countryside serenity and coastal convenience.



Chestnut Barn

Taylors Farm Yarmouth Road, Lowestoft

Taylors Farm sits proudly off Yarmouth Road, with a private drive shared between the neighbouring properties. Gated access leads you to your own off-road parking for residents and visitors, alongside a double garage for secure parking and storage options, with the addition of a workshop.

Immediately capturing your attention is the attention to detail that has been lavished upon its restoration. The barn's original character features, such as exposed brickwork, vaulted ceilings adorned with wooden beams, and tastefully tiled flooring, have been lovingly preserved, adding a sense of history and authenticity to the reception spaces.

A grand sitting room serves as the heart of the home, for relaxation and entertaining. A striking brick-built fireplace, complete with an inset wood burner, provides a warm ambience during cooler evenings. Opening into the formal dining room, where bi-fold doors effortlessly merge the indoors with the outdoors, flooding the room with an abundance of natural light and creating a seamless transition to the sun-trap courtyard.





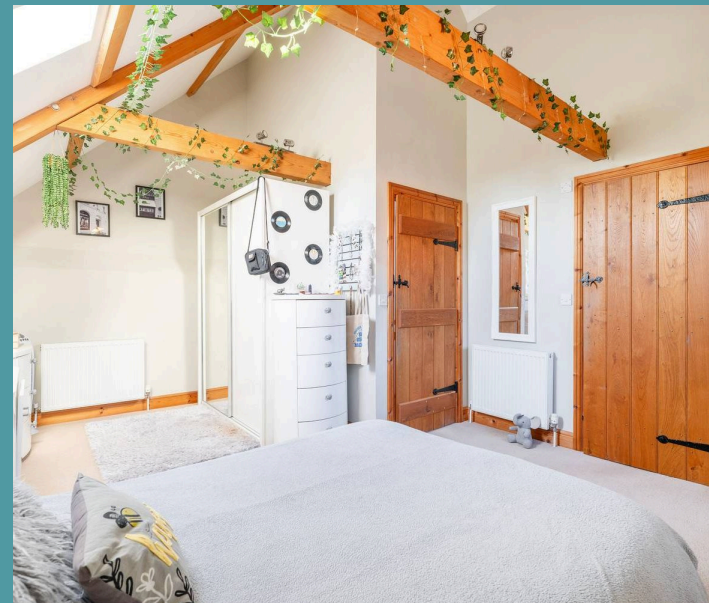
Chestnut Barn

Taylors Farm Yarmouth Road, Lowestoft

The farmhouse style kitchen/breakfast room exudes both style and functionality, equipped with quality wall and base units and a range-style oven with a charming brick surround, to enhance your cooking experience. A practical utility room is suitable for your laundry essentials and additional storage, with a convenient WC.

The thoughtful layout of the residence encompasses three double bedrooms, with one located on the ground floor. All three bedrooms flaunt a private en-suite, adding a luxury yet convenient touch to your everyday routine. The principal bedroom benefits from a walk-in wardrobe for storage.

The exterior is equally as impressive, landscaped with low maintenance artificial lawn and planted beds. Its serene surroundings creates the perfect setting for al-fresco dining, summer BBQs or simply relaxing in the afternoon sunshine. A concrete base is complete with installed electric supply for a hot tub, ideal for hosting occasions with loved ones. Positioned at the front of the barn is a substantial wood store for your logs.





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Taylor's Farm Yarmouth Road, Lowestoft

Agents Notes

We understand that this property is freehold.

Council Tax Band: E

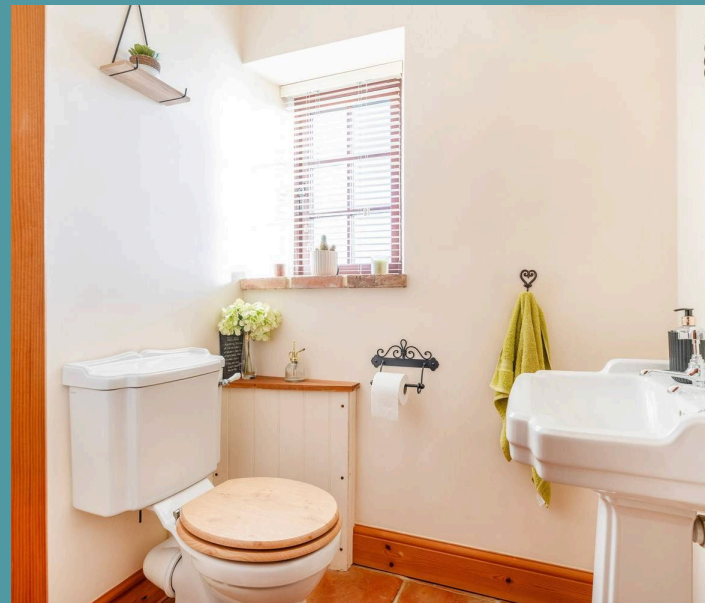
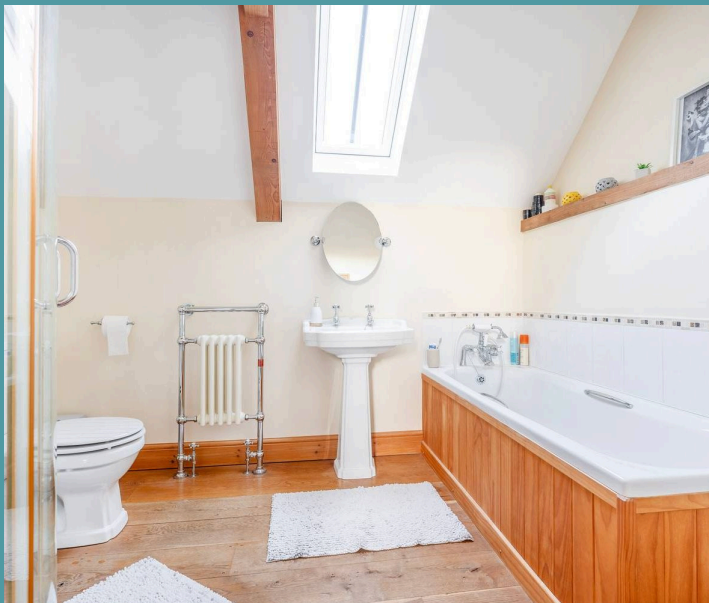
Heating system - Oil central heating.

Costs for external services for the three barns on Taylor's Farm are divided evenly, including:

Water - Via a Water Treatment Plant that consists of a Bore Hole Pump, Storage Vessels & Filtration. Serviced annually. Pumphouse for water replaced last year.

Sewage - Via a Sewage Treatment Plant that consists of a Biotec P25 Unit, Biological Filter Bale & Air Lift Pump. Serviced bi-annually & emptied annually.

Electric - Separate supply to operate the above.





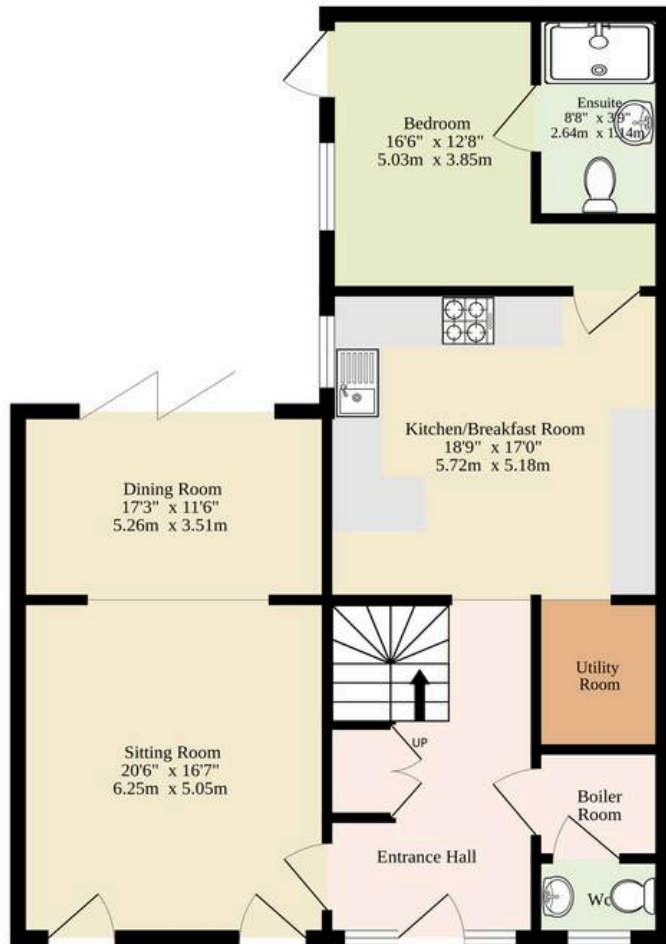
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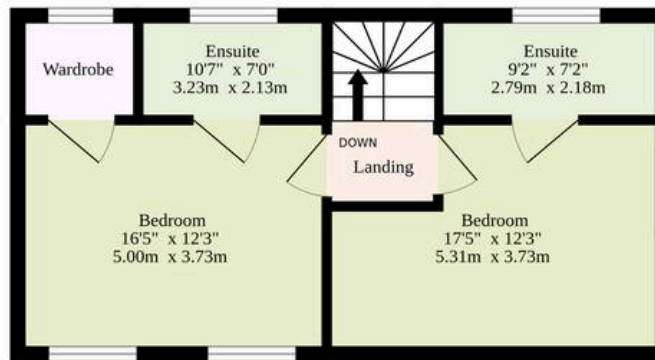
- Exquisite barn conversion on Taylor's Farm, that has been fully renovated in 2009 to an immaculate standard
- Retains the barn's original character features including exposed brick-work, vaulted ceilings with wooden beams and tiled flooring throughout
- Grand sitting room for relaxation and entertaining, accentuated by a brick-built fireplace with inset wood burner
- Large bi-fold doors filling the room with an abundance of natural light, opening to create a seamless flow between the indoor-outdoor spaces
- Farmhouse style kitchen/breakfast room with quality wall and base units, a range style oven with brick surrounding and a functional utility room
- Three double bedrooms, three private en-suites, a walk-in wardrobe and a ground floor WC
- Landscaped grounds with low maintenance artificial lawn, a sun-trap courtyard, a large woodstore and a concrete base with installed electric supply for a hot tub
- Driveway providing ample off-road parking and a double garage for storage options with the addition of a workshop
- Close proximity to Corton, Blundeston, Lowestoft and Hopton, offering a range of amenities including shops, pubs, schools, healthcare facilities, the coast and transport



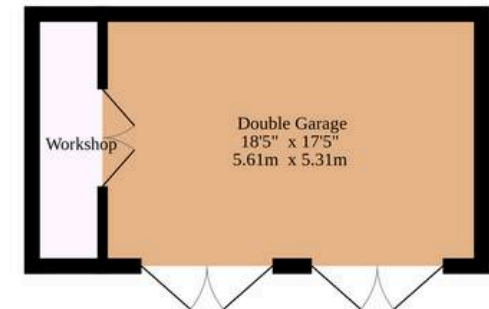
Ground Floor
1559 sq.ft. (144.8 sq.m.) approx.



1st Floor
586 sq.ft. (54.4 sq.m.) approx.



Double Garage
396 sq.ft. (36.8 sq.m.) approx.



Sqft Includes The Garage And Workshop

TOTAL FLOOR AREA : 2543sq.ft. (236.3 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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