



Indigo Lodge,
Syleham,
IP21 4LT

Guide Price: £595,000





- 4 bed single storey barn conversion
- As new condition - converted in 2021
- Quality integrated appliances
- Master bedroom with ensuite
- Energy efficient air source heating
- Breath taking countryside views
- No onward chain

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 Barn 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 is intending to apply for planning permission for the unconverted barn at the top of the drive, they will also share maintenance costs. The boundary is delineated by the recently planted hedging in front of the cart lodge.

Services

Mains electricity and water are connected, private drainage to a treatment plant.

How to get there:

What3words: //evoke.grips.hostels

Viewing

Strictly by appointment with TW Gaze

Freehold

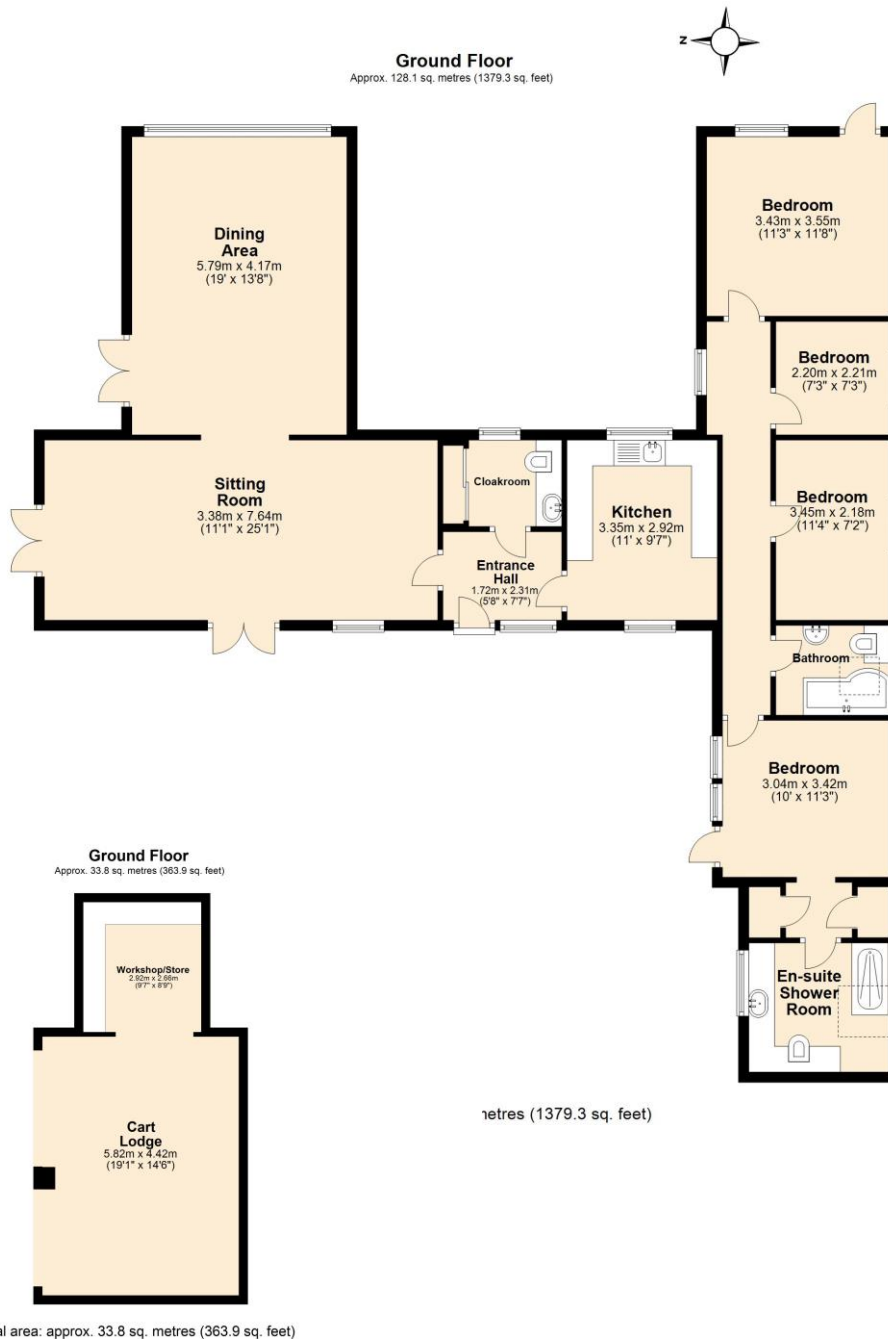
Council Tax Band: C

Ref: 2/19550/MS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			107
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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