



The Barn The Street, Horham

Eye



in Region of £750,000
Minors & Brady

The Barn The Street

Horham, Eye

An exquisite 4,421 sqft barn conversion set within an acre of private grounds in the desirable village of Horham, this remarkable home combines heritage character with contemporary luxury (stms). Completed in 2008, the property showcases a dramatic vaulted reception hall with gallery landing, a stunning farmhouse-style kitchen with island, Rangemaster oven and walk-in pantry, and multiple versatile reception rooms ideal for family living or entertaining. With six bedrooms including a magnificent principal suite with vaulted ceiling and luxury en-suite, the accommodation is both generous and flexible. Outside, sweeping lawns, mature borders and a private patio create a perfect setting for outdoor living, complemented by outbuildings, a carport and garage, with scope for equestrian use or further development (stpp). A rare opportunity to acquire a home of scale, beauty and seclusion in a sought-after Suffolk setting.

- Exquisite 4,421 sqft barn conversion set within an acre of private grounds in the desirable village of Horham (stms)
- Stunning vaulted reception hall with gallery landing and floor-to-ceiling windows, combining heritage character with contemporary elegance
- Stunning farmhouse-style kitchen designed for both everyday living and entertaining, featuring a central island, Rangemaster oven, Butler sink, navy cabinetry, walk-in pantry, and a dining area
- Generous sitting room with a contemporary multi-fuel burner, double doors connecting to the reception hall, and a warm, sophisticated ambiance ideal for relaxed family evenings or formal entertaining
- Versatile ground floor rooms adaptable as home office, playroom, guest accommodation or multi-generational living space
- Four first floor bedrooms including a principal suite with vaulted ceiling, bespoke built-in storage, and a luxury en-suite





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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Explore the quaint Suffolk village of Horham...

The Street in the charming Suffolk village of Horham enjoys a quiet rural setting, yet benefits from excellent connections to nearby towns and cities. Tucked away in the countryside, it is only a short drive to the A140, giving residents easy access north towards Norwich (around 40 minutes by car) and south towards Ipswich (about 50 minutes). The larger town of Diss lies just 20 minutes away, offering a bustling high street, supermarkets, cafés, restaurants, leisure facilities, and a mainline railway station with direct services to London Liverpool Street in under 90 minutes, making it an excellent location for commuters.

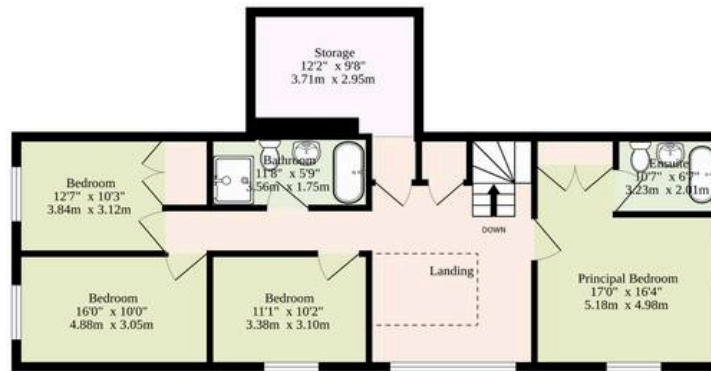
Locally, Horham itself has a village hall, community-run facilities, and is surrounded by scenic countryside, with nearby villages such as Stradbroke, Eye, and Hoxne providing a wide range of everyday amenities. Stradbroke is particularly well-served with a Co-op supermarket, butcher, bakery, post office, library, swimming pool, sports centre, health centre,



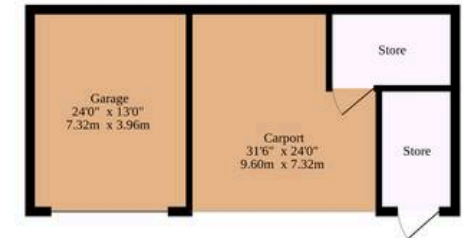
Ground Floor
1929 sq.ft. (179.2 sq.m.) approx.



1st Floor
1308 sq.ft. (121.5 sq.m.) approx.



Outbuildings
1184 sq.ft. (110.0 sq.m.) approx.



Sqft Includes The Outbuildings

TOTAL FLOOR AREA : 4421 sq.ft. (410.7 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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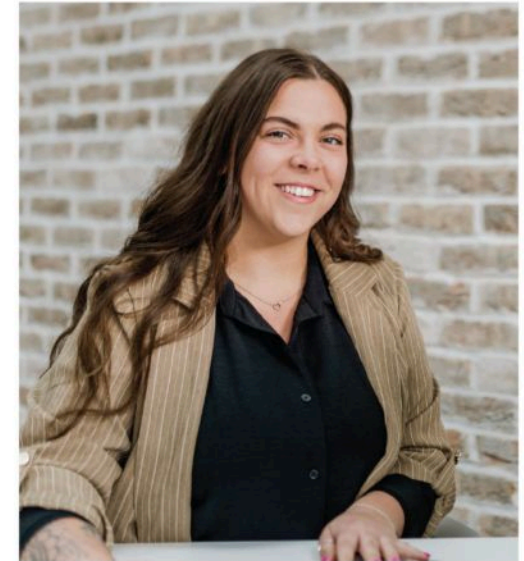
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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