



8 Wiggs Acre, Barnby
Beccles

Minors & Brady



8 Wiggs Acre

Barnby, Beccles

A home designed for easy, modern living, this impressive Sabberton-built residence offers a wonderful sense of space, light and flow, set on a generous plot in the village of Barnby. Extended to create sociable open-plan living alongside more intimate reception spaces, it balances family comfort with the ability to entertain with ease. From underfloor heating across the ground floor to the seamless connection with the garden and its versatile garden room, every detail supports a relaxed lifestyle, all presented in turn-key condition and ready to be enjoyed from day one.

Location

Wiggs Acre is located in the quiet Suffolk village of Barnby, set just off the main village street and surrounded by open countryside. The village sits conveniently between Beccles, around three miles to the west, and Lowestoft, approximately five miles to the east, providing access to a wide range of shops, services, and employment opportunities while retaining a peaceful rural setting. Within Barnby itself, amenities are limited, but nearby Beccles offers supermarkets, independent shops, cafés, and leisure facilities.

Families are served locally by Barnby and North Cove Community Primary School, with additional primary and secondary options available in Beccles and Lowestoft. Transport connections include regular bus routes linking the village to both towns, while Beccles railway station provides rail services to Lowestoft, Norwich, and beyond. The location is particularly suited to those seeking a rural lifestyle with easy access to larger towns, combining scenic surroundings with practical daily conveniences.





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Barnby, Beccles

- Impressive detached residence proudly positioned on a lovely-sized plot in the quaint village of Barnby in Suffolk
- Exceptional family home showcasing extended accommodation, an open-plan layout and a turn-key condition, ready for you to move straight into
- Underfloor heating that flows throughout the ground-floor
- Brick-weave driveway providing off-road parking, gated access to additional parking and a double garage for storage options
- Comfortable sitting room accentuated by a brick-built fireplace with an inset fireplace and a large front-facing window, inviting relaxation and entertaining
- Extended family room at the rear of the residence, with large bi-fold doors that open out to the patio, creating the perfect setting for summertime hosting
- The heart of the home lies within the open-plan kitchen/dining room, creating an effortless flow for everyday living and entertaining, with an adjoining utility room for laundry appliances
- Kitchen equipped with quality cabinetry, an integrated double oven, an induction hob, a microwave, a wine cooler and a dishwasher
- Four bedrooms offering comfort and privacy, a private en-suite and a four-piece suite family bathroom
- A private, well-maintained garden featuring a patio for seating, a laid to lawn, established beds and a garden room, with the option to be a studio if you work from home



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Set within the quaint Suffolk village of Barnby, this impressive detached residence is proudly positioned on a lovely-sized plot and immediately conveys a sense of space, quality and quiet confidence. A Sabberton-built home, it carries all the hallmarks of thoughtful design and solid craftsmanship, paired with extended accommodation that has been carefully arranged to support modern family life.

The approach is smart yet understated, with a brick-weave driveway providing generous off-road parking, gated access to further parking and a double garage offering excellent storage options. A pitched porch entrance leads into a welcoming and light-filled hallway, where the proportions feel comfortable and considered. A ground-floor WC is neatly positioned for everyday convenience, while underfloor heating flows seamlessly throughout the entire ground floor, adding a gentle layer of warmth and comfort.

The sitting room sits to the front of the house and is a room designed for ease and relaxation. A brick-built fireplace with an inset fire creates a natural focal point, complemented by a large front-facing window that draws in plenty of natural light. It is a space that feels equally suited to quiet evenings as it does to hosting friends.



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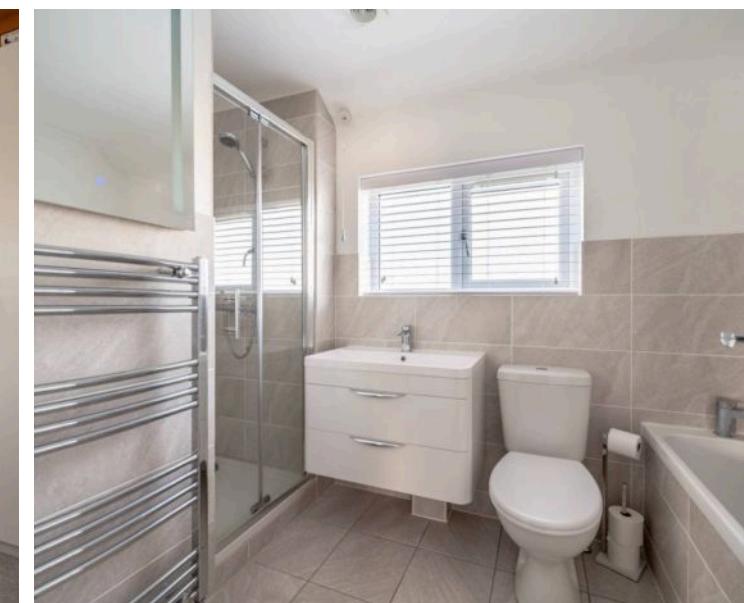
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To the rear, the home opens out into an extended family room, a generous and versatile space that connects beautifully with the garden. Large bi-fold doors span the back of the room, opening directly onto the patio and creating an effortless indoor-outdoor flow during the warmer months, ideal for entertaining or simply enjoying the outlook.

At the centre of the house lies the open-plan kitchen and dining room, forming the true heart of the home. Designed for both everyday living and sociable occasions, the layout allows the spaces to work together naturally. The kitchen is fitted with quality cabinetry and a full range of integrated appliances, including a double oven, induction hob, microwave, wine cooler and dishwasher, while an adjoining utility room keeps laundry appliances and household tasks discreetly tucked away.

A flexible ground-floor room offers excellent adaptability, working just as well as a home office or bedroom as it would a playroom, cosy snug or guest space, making it ideal for changing family needs.



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Upstairs, four well-proportioned bedrooms provide comfortable and private accommodation. The principal bedroom benefits from its own en-suite, while a well-appointed four-piece family bathroom serves the remaining rooms, offering both style and practicality.

The garden has been carefully maintained to create a private and enjoyable outdoor space. A patio provides room for seating and dining, leading onto a laid-to-lawn garden bordered by established beds that add colour and structure throughout the seasons. A garden room sits quietly to one side, offering the potential for a studio or work-from-home space, adding yet another layer of flexibility.

Overall, this is a turn-key family home that balances space, quality and lifestyle in equal measure. With its generous plot, flowing layout and village setting, it offers a calm and considered way of living, ready to be enjoyed from the moment you move in.

Agents Notes

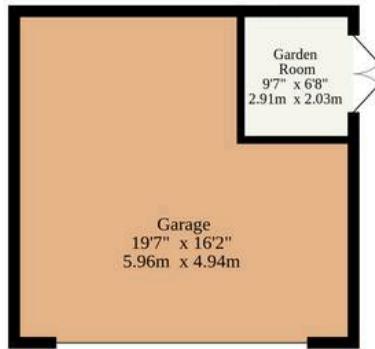
Freehold

Connected to all mains services.

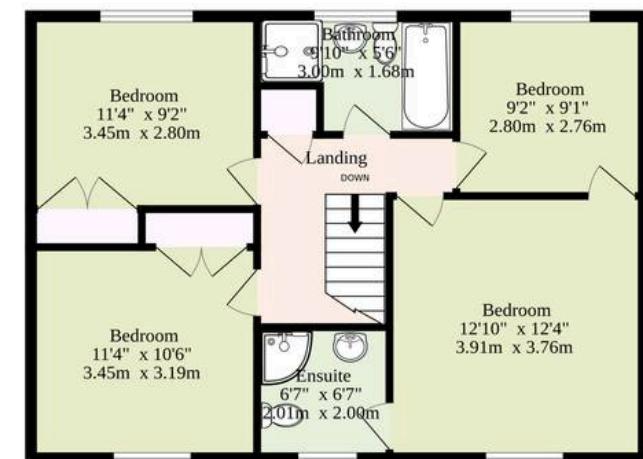
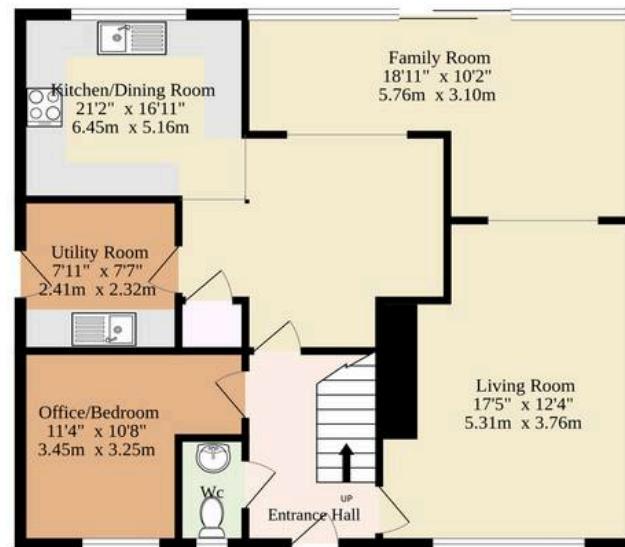
Underfloor heating.



Ground Floor
1363 sq.ft. (126.6 sq.m.) approx.



1st Floor
589 sq.ft. (54.7 sq.m.) approx.



Total Sqft Includes The Garage/Garden Room.

TOTAL FLOOR AREA : 1951 sq.ft. (181.3 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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