



Brick Kiln Farm Cove Bottom, Beccles, Suffolk, NR34 7JH

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# Bedfords

ESTABLISHED 1966



# Brick Kiln Farm

## Cove Bottom

### Beccles

### Suffolk NR34 7JH

- Southwold 3.5 miles
- Beccles 11 miles
- Norwich 28 miles

ENTRANCE HALL | DRAWING ROOM | SITTING ROOM | DINING ROOM | KITCHEN/BREAKFAST ROOM | SNUG | UTILITY ROOM CLOAKROOM | STUDY/MEZZANINE | PRINCIPAL BEDROOM WITH EN SUITE BATHROOM | FIVE FURTHER BEDROOMS | TWO EN SUITE BATHROOMS | FAMILY BATHROOM | TRIPLE GARAGE | STORE GARDENS OF ABOUT 1 ACRE

Occupying an idyllic rural position in the Suffolk Coasts and Heaths AONB and well placed for Southwold, Brick Kiln Farm is an especially impressive barn conversion, set within about an acre of beautiful grounds. The original barn is believed to date from the 17th century and was expertly converted in 2007 to create a superb, spacious and comfortable family home.

The building has handsome elevations of principally red brick and black timber weatherboarding, under a reed thatch roof, which was re-ridged, dressed and netted in Spring 2022. Internally, the accommodation flows exceptionally well and comprises wonderfully proportioned, light-filled rooms, with enchanting period features and great ceiling height throughout.

This bespoke, hand-built kitchen has granite work surfaces, a Britannia range cooker with a gas hob, double, butler-style Thomas Denby sinks with a boiling tap, integrated Bosch dishwasher and wine cooler. The bright, vaulted room has a tiled floor with underfloor heating; windows and a glazed doors look over the terrace and garden. It flows through to a snug with oak floors, a wood-burning stove and French windows out to the garden.

Beyond the kitchen/breakfast room is the dining room, which leads through to the magnificent, double height, vaulted sitting room. This capacious principal reception room has outstanding exposed timbers and oak floors; a south-facing floor to ceiling window floods the room with natural light and French windows lead out to the terrace.

Studwork divides the sitting room from the elegantly proportioned drawing room, which has a delightful array of period features and windows offering views over the garden - both rooms share a wood-burning stove.

**A magnificent barn conversion within the Suffolk Coasts and Heaths area of Outstanding Natural Beauty and perfectly situated for Southwold, Walberswick and the coast.**

**Guide: £1,500,000**





A mezzanine level looks over the sitting room and is presently used as a generous study, ideal for working from home. The room enjoys far-reaching field views.

There are four bedrooms - one with an adjoining shower room and French windows out to the garden - and a family bathroom on the ground floor. On the first floor are a further two double bedrooms, both with adjoining bathrooms, each with separate showers; the principal bedroom further benefits from a walk-in wardrobe and a window overlooking the sitting room.

#### Outside

Brick Kiln Farm sits well in the centre of spectacular grounds, totalling just over an acre. Immediately to the south of the building is a fabulous terrace, dotted with specimen trees and bordered with a formal pond, ideal for al fresco dining. Beyond the pond is a parterre garden and enclosed sitting area. The private and well protected garden is principally south-facing with verdant lawns, herbaceous and shrub borders and array of mature trees, including hazel and silver birch; there is a small orchard of apple, plum and meddler trees.

Brick Kiln Farm has ample gated parking for multiple cars on a single drive, along with a triple garage. There are fantastic local sporting facilities, including golf clubs at Southwold, Halesworth and Aldeburgh; rugby clubs at Southwold and Woodbridge; numerous tennis courts and clubs in the area; and superb sailing along the east coast. Clay pigeon shooting is also available at High Lodge in Darsham

Schools in the area are well thought of, including St. Felix School, The Old School Henstead, Framlingham College, Woodbridge School and Norwich School.

**Services:** Mains water and electricity; sewage treatment plant; oil fired central heating.

**What3Words:** ///patio.reconnect.harvest

**Directions:** Take the Gipsy Lane exit off the A12; follow the road on to South Cove. At the end of the road, turn right on to B1127, signposted Southwold. After 60 yards, turn right on to Cove Bottom. Brick Kiln Farm is approximately one mile down the road, on the left.

EPC Rating: C

Tenure: Freehold - Council Tax Band: H

Viewing strictly by appointments with the Joint Sole Agents, Bedfords 01728 454505 and Savills.





# Brick Kiln Farm, Cove Bottom, South Cove, Beccles, NR34 7JH

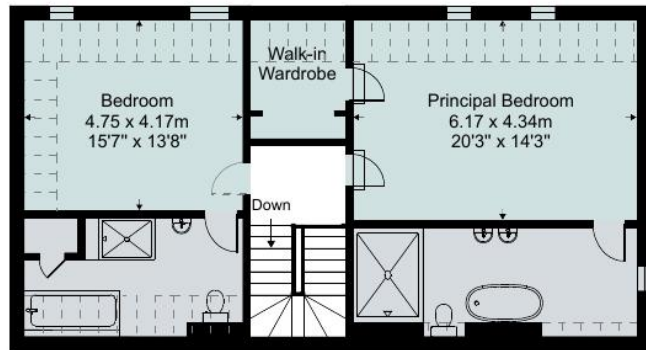
Approximate Area = 5323 sq ft / 494.5 sq m (includes triple garage and excludes store)

Limited Use Area(s) = 227 sq ft / 21 sq m

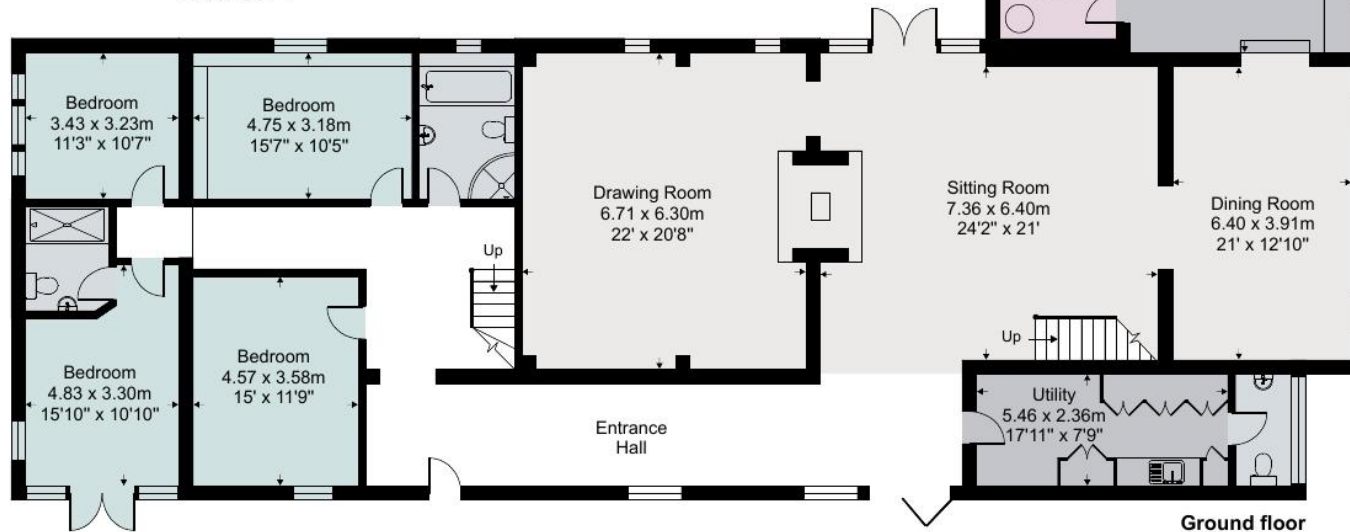
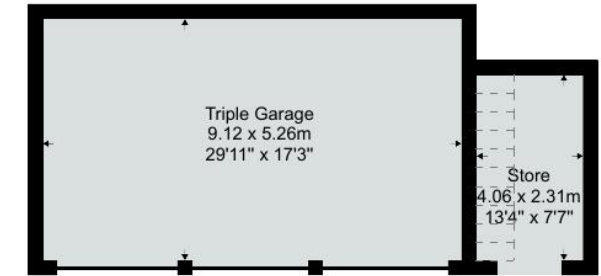
Total = 5550 sq ft / 515.5 sq m

For identification only - Not to scale

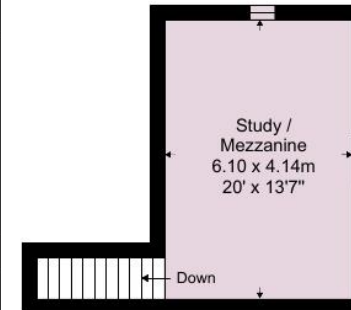
Denotes restricted head height



First floor 1



Ground floor



First floor 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Savills (UK) Limited. REF: 982106

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-81)	C		
(75-69)	D		
(59-54)	E		
(41-39)	F		
(1-10)	G		
Not energy efficient - higher running costs		74	74

England, Scotland & Wales EU Directive 2002/91/EC









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