Pheasant Barn

Region: East Of England **Sleeps:** 12

Overview

Set on a sprawling Suffolk estate near the charming market town of Eye, Pheasant Barn is a striking 17th-century threshing barn turned exceptional holiday home. While the craftsmanship of the original beams and brickwork proudly remain, the three-year conversion has created a space that feels both historic and contemporary. This is a place designed for gathering, sleeping up to twelve guests across six ensuite bedrooms, each thoughtfully styled and fitted with British-made beds, soft linens, and modern comforts.

The heart of the barn is its vast open-plan living space, where soaring ceilings and exposed timber frame a seamless flow between the sitting areas, dining room, and a bespoke hand-built kitchen. A copper-topped bar beckons for evening drinks, while the 85-inch smart TV and generous sofas invite long, lazy film nights.

Step outside and the sense of scale continues. Landscaped gardens unfurl into terraces that catch the light throughout the day, with an outdoor kitchen, pizza oven, and BBQ area ready for al fresco feasts. With heritage in every beam and indulgence in every detail, Pheasant Barn is an unforgettable Suffolk retreat.









Facilities

Cycling • Catering Available • Historical Sites • Ideal for Parties • Weddings • <1hr to Airport • Walk to Village • Walking/Hiking Paths • Golf Nearby • Wine Tasting • Stag/Hen Allowed • Chef/Cook Available • Marquee Hire Permitted • Pets on Request • Has Discount • Has Offer • Special Offer • All Bedrooms En-Suite • Outdoor Ceremony • Ground Floor Bed & Bath • Modern • Flexible Catering Options • Parking Space • Wi-Fi/Internet • Allow External Caterers • Allow Fireworks • BBQ • No Corkage • Rural Location • Decorated for Christmas • Washing Machine • Indoor Reception Available • Barn • Nearby Church/Chapel • Coffee Machine • Hairdryer • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Garage • Indoor Games • Conference Venue • Bicycles Provided • Tumble Dryer • Dishwasher • Microwave • Smart TV • Satellite TV • Outdoor Games • Heating • Conference Facilities • Caretaker/Owner on Site • Cooking Classes Available • Yoga Classes Available • Wine-Tasting Available • Babysitting Available • Fenced Grounds

Interior & Grounds

Barn Interior

Ground Floor

- Entrance hall
- Utility with built in washing machine and drier
- Sitting room with sliding doors opening onto a terrace with 46in smart TV
- WC
- Open plan kitchen including a large island with breakfast bar, Lacanche range cooker, Miele integrated dishwasher, Quooker taps and large American style fridge freezer with bifold doors opening onto a walled garden terrace
- Open plan dining area with large dining table
- Open plan seating areas with comfy sofas and 85in smart TV
- Bar area with copper topped island bar
- Door opening out onto large terrace
- Bedroom 1: King size bed with ensuite shower room and 36in smart TV
- Bedroom 2: Twin/Superking bedroom with ensuite bathroom and 36in smart TV
- Bedroom 3: King size bed with ensuite shower room and 36in smart TV
- Bedroom 4: Superking bed with ensuite shower room and dressing room and 36in smart TV

First Floor

- Bedroom 5 - King size bed with ensuite shower room and 36in smart TV
- Bedroom 6 - King size bed with ensuite shower room and 36in smart TV

Outside Grounds

- Beautiful private landscaped gardens with several terraces to catch the sun at different times of the day
- Ample space for car parking with garage and storage areas
- Gas barbecue
- Pizza oven
- Outside kitchen area with fridge and sink
- Dining table and chairs

Additional Facilities

- Wi-Fi
- Parking
- Heating
- Underfloor heating throughout powered by an air source heat pump (ground floor)









Location & Local Information

Pheasant Barn enjoys a wonderfully private setting on a peaceful Suffolk estate, while still being just a short drive from the historic market town of Eye. Known for its medieval church, independent shops, and weekly farmers' market, Eye provides a perfect slice of traditional English country life. Beyond the town, winding lanes lead to pretty villages, farm shops, and cosy pubs where local produce takes centre stage.

The surrounding Suffolk countryside is ideal for walking and cycling, dotted with nature reserves and woodland trails. Slightly further afield, the coastline beckons with the likes of Southwold and Aldeburgh, both famous for their seafood and sandy stretches. Cultural highlights abound too, from Framlingham Castle with its impressive fortress walls, to the arts festivals and heritage houses scattered across the region. Pheasant Barn's location offers a perfect balance of seclusion and exploration.

Local Amenities

Nearest Airport	**Norwich (56km)**
Nearest Bar/Pub	**The Oaskmere, Brome (2.5km)**
Nearest Beach	**Thorpness (45km)**
Nearest Ferry Port	**Dover (244km)**
Nearest Golf	**Diss Golf Club (2.6km)**
Nearest Restaurant	**The Oaskmere, Brome (2.5km)**
Nearest Shop	**M&S Garage (1km)**
Nearest Supermarket	**Tesco, Diss (4.5km)**
Nearest Tennis	**Heywood Sports & Fitness (5.8km)**
Nearest Town	**Eye (5km)**
Nearest Train Station	**Diss (6km)**









Nearest Village	**Oakley (2km)**

What we love

- Entertaining friends and family in the huge open-plan living area with its hand-built kitchen, dining space, and copper-topped bar.
- Enjoying al fresco suppers in the landscaped gardens, complete with an outdoor kitchen, BBQ, and pizza oven.
- Staying in a restored 17th-century barn that combines character and history with exceptional modern touches.

What you should know...

- While wonderfully private, the barn is part of a wider estate, so neighbouring barns may be occupied during your stay.
- The property has multiple terraces and steps in the garden, which may need extra supervision for young children.
- A hot tub is available to hire for an additional cost and subject to availability. Please enquire for more details.

Terms & Conditions

- **Security deposit:** No security deposit is required for this house. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival. In the event of any accidental damage or breakage, guests will be liable for the full cost of any repairs or replacements which may be required plus reasonable costs for arranging the repairs or replacements.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of £25 per pet will apply.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.

- **Changeover day:** Any day, excluding Sunday.

- **End of stay cleaning:** Standard changeover clean and mid-stay cleaning are included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 2 nights.

- **Heating costs included?:** Yes.

- **Stag & Hen Do Allowed? :** Stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.