



Granary Barn
Hurn Lane | Tacolneston | Norfolk | NR16 1EE

A COUNTRYSIDE CHARACTER



“This former grain store has been beautifully and thoughtfully converted, creating an incredible bright, spacious and stylish home.

Upgraded in recent years, there’s no work to do and you can embrace the tranquil and relaxing lifestyle on offer from day one.

With beautiful views across wide open countryside, you won’t want to tear yourself away.”



KEY FEATURES

- A Beautifully Presented, Attached Grade II Listed Barn Conversion, situated in the Village of Tacolneston
- In Total Four Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower and Dressing Room and there is a Ground Floor Bedroom with Adjacent Shower Room
- Open-Plan Kitchen/Breakfast Room and Family Room
- Sitting Room and Garden Room
- Character includes Vaulted Ceilings, Exposed Timbers and Limestone Flooring
- Fenced Lawned Garden with Paved Terrace and Garage Block (Two out of the Three are for this Property with Power and Light Connected)
- The Accommodation extends to 2,372sq.ft
- Energy Rating: C

This barn perfectly marries the old and the new, the classic and the contemporary. Converted to an incredibly high standard, with considerable subsequent upgrades, you get real sense of the care and attention to detail throughout the property. The gardens offer a sense of openness, looking out over the fields beyond, yet you're very private here, one of just a handful of homes surrounded by farmland.

A Quality Conversion

Originally a grain store, this is now a comfortable and impressive property that's perfect for a family, couple or even as a luxurious weekend retreat. With a good-size garden and plenty of parking, plus a pretty setting opposite the village church, it's a place anyone would be proud to call home. It was converted by an award-winning local firm, Willow Builders, who specialise in eco and high-end properties. The original owners added a number of upgrades, including underfloor heating on both floors, a beautiful oak staircase and fabulous principal bedroom suite, whilst retaining the character of the barn, keeping many of the original timbers exposed and the first floor vaulted, so you get a real sense of the structure and history of the building.





2024
THU. 5
September



KEY FEATURES

Attractive Accommodation

The current owners in turn have made further improvements. There's a brand-new kitchen with a Quooker boiling water tap and a breakfast bar, stylish new bathrooms, a Hive system for the heating and hot water, new electrics throughout, a refitted utility room, electric blinds in the sitting room and principal bedroom, plus the barn has been redecorated top to bottom. The result? You won't have to lift a finger. The star of the show on the ground floor is the main kitchen, dining and family room. A large west-facing room, it's been designed with entertaining in mind and works incredibly well. One of the owners is a keen cook and the layout means that he's never cut off from the conversation. When the owners are home alone, one sits up at the breakfast bar while the other cooks and it feels intimate and comfortable. Doors to the west frame views of the spectacular sunsets, and you can pop out for fresh herbs from the raised beds out here. The kitchen is divided by open studwork from the sitting room, which is a dual aspect room that has a large south-facing window to fill the room with light. There's also a lovely garden room at the other end of the barn, so you're spoilt for choice! Another interesting and flexible feature of the barn is the ground floor bedroom. Adjoining a shower room and reached from a lobby with external access, it would work well as semi-independent accommodation, either for a teen or elderly relative. Upstairs, the principal suite is stunning. A large bedroom with lots of light, there's a wonderfully crafted curved wall around the ensuite and a spacious dressing room at one end of the room. Two further double bedrooms share a bathroom and shower, all recently refitted.

A Super Setting

The lawn wraps around two sides of the barn, with plenty of room for seating and for children to play out. The owners have fenced this area too. At the rear of the barn, they've added lovely landscaping, with a barbecue and dining area, raised herb beds, fragrant lavender and more. The sauna and hot tub make this a wonderfully relaxing spot and the perfect place to chill out at the end of a busy week, sitting out under the stars. The owners have seen lots of wildlife out here and in the surrounding countryside, where they love to explore the network of footpaths that run through this area. You can walk into the village without setting foot on the road. Amenities include a primary school, social club and takeaway. Jump in the car and you can be on the A11 or A140 very easily, or get the train from nearby Wymondham or Norwich. You're close to Mulbarton and Long Stratton too, so you never have to go far for anything, yet back at home, it's so open and peaceful.





























INFORMATION



On The Doorstep

The market town of Wymondham is located approximately 5 miles away, offering many cafes and shops including Waitrose and Morrisons, local markets and the train station with direct links from Norwich to London and/or Cambridge and London. Wymondham abbey is a local attraction, steeped in history and makes for an enjoyable afternoon's sightseeing.

How Far Is It To?

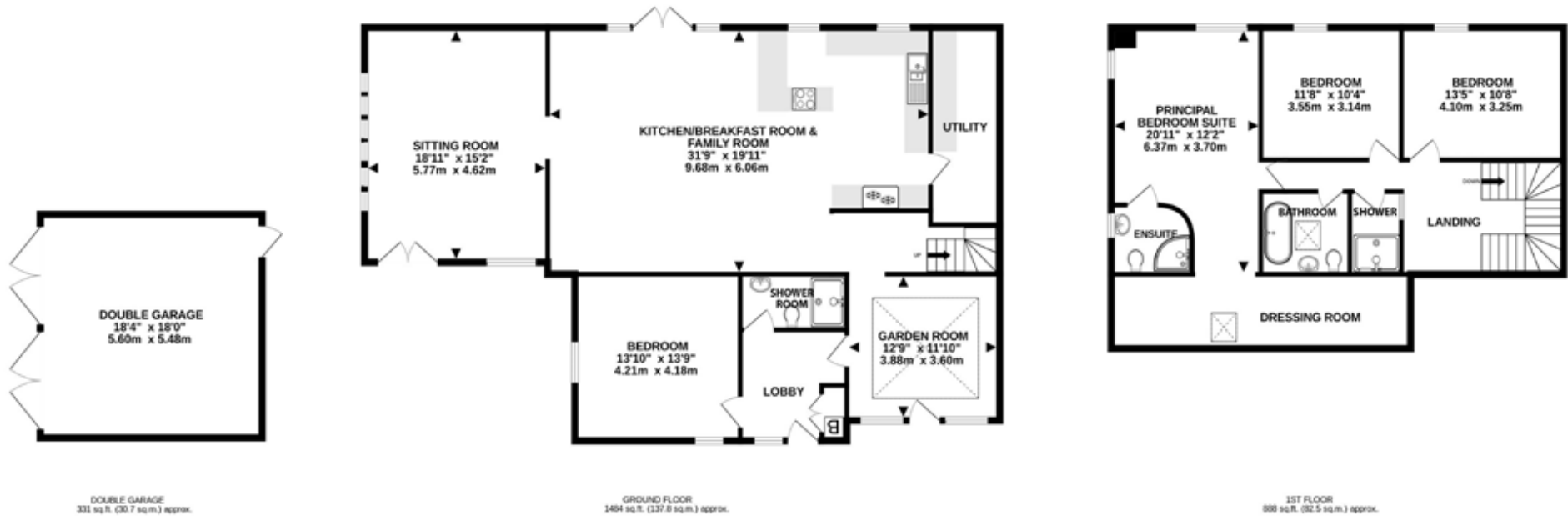
In the historic city of Norwich, approximately 11 miles away, you will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport.

Directions

Head into the village of Tacolneston via the B1113 from Mulbarton. Turn left into Hurn Lane, opposite the impressive church. Follow the signs to Granary Barn on the right and turn right again, opposite the barn building into a shingle driveway, where the property will be found on the end.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Water Treatment Plant shared with Holly Barn
Underfloor Heating to Ground and First Floor
Broadband Available - vendor uses EE
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Council Tax Band E
Freehold



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2372 sq.ft. (220.4 sq.m.) approx.
 TOTAL FLOOR AREA : 2703 sq.ft. (251.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		88
	C	74	
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

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