



Lavinia Grove Barn
Moor Lane | The Green | Stalham | Norfolk | NR12 9QD

BEST OF THE BROADS



“Tucked away in a quiet corner within the heart of the Norfolk Broads, this home offers you the chance to enjoy rural life in a tranquil setting, closing the door on the outside world, whilst having schools, shops and other amenities a short stroll from your front door. A beautiful barn conversion that works brilliantly as a family home and can also be used as a bed and breakfast, there’s enormous flexibility here.”



KEY FEATURES

- A Fabulous Converted Barn in the Norfolk Broads Village of Stalham
- Formerly Run as a Successful Bed & Breakfast Business
- Five Bedrooms; Five Bath/Shower Rooms - Four of which are on the Ground Floor
- The First Floor Principal Bedroom benefits from a Luxury En-Suite and a Dressing Room
- Two Large Reception Rooms and a Separate Dining Room
- Kitchen/Breakfast Room
- Enclosed and Private Rear Garden
- Large Driveway providing Ample Parking for Numerous Vehicles
- The Accommodation extends to 3,618sq.ft
- Energy Rating: F

Coming down the lane to the barn, you leave the outside world behind and enter your very own corner of verdant Norfolk countryside. With mature woodland at one side and no passing traffic, you can enjoy all the peace and privacy you like when you call this barn home. When you do want to head out and about, you're spoilt for choice, with a lively market town in walking distance, the river Ant a stone's throw away.

Countryside With Character

Dating back to the 1800s, this attractive barn sits at the end of a little country lane, with just the neighbouring farmhouse alongside. The barn was converted in 2005 and the current owner came across it when looking to move to the countryside. She made a few changes to improve the internal layout, moved in and has found it to be a very happy home ever since. Whether running her former bed and breakfast or filling the house with friends and visiting family, it's proved to be a beautifully relaxing and sociable place to call home.

A Popular Place To Be

As you enter the barn, you find a very spacious reception to your left, with a triple aspect allowing the light to flood in all day and having access to the courtyard, which we'll explore shortly. Above this, up a staircase from the hall, is the fabulous master suite, with three rooflights and a magnificent and luxurious en-suite where you can bathe looking up at the stars, in addition to having a walk-in shower. On the other side of the hall, you'll find the farmhouse style kitchen complete with Aga and room for a breakfast table. Steps lead up into a spectacular vaulted reception room that the owners use for entertaining, with a bar in one corner.





KEY FEATURES

Usually you'd notice a baby grand piano right away, but this room is so well proportioned that the piano tucks away in a corner, away from the main seating area! Again, doors lead out from here to the courtyard and windows frame the sunny outlook. Beyond this sitting room is a formal dining room, another dual aspect room, then you move into the ground floor bedroom wing. Here there are four double bedrooms, two of which are en-suite, as well as a family bathroom and cloakroom. The owner used this part of the house for bed and breakfast very successfully. Everyone had their own facilities and the dining room functioned as a guest breakfast space, with clients entering the barn through here instead of through the owner's front door. Her B&B was booked up well in advance and proved very popular. The owner enjoyed having the other parts of the barn to herself and being able to host friends and family on a regular basis. This has been the setting for many a family gathering and celebration!

Easy Access To Everything

Outside in the courtyard, you have this wonderful enclosed and sheltered space that faces south and is a real suntrap. Picture yourself firing up the barbecue for a family dinner, watching the sun go down over the neighbouring fields, then relaxing in your hot tub as you stargaze in the unspoilt night sky. This really is a brilliant place to unwind and feel away from it all. The courtyard has a patio and good size lawn, with a further area of lawn on the other side of the barn, plus plenty of parking on the drive. It's a nice size plot – big enough to enjoy but easy to maintain. You could certainly while away the hours here, with birdlife to keep you company, but there's plenty to explore in the surrounding area too. Take a walk down the lane and cross the road and you'll find yourself at the river, with moorings, a museum, boatyards and more. You can kayak or paddleboard from here. If it's the beach you're after, it's only a ten-minute drive from the barn and you'll find golden sands, a seal colony, tern colony, dunes, fish and chips, ice cream and everything else you want for a day at the seaside. It's also surprisingly quiet throughout much of the year and you'll often almost have the place to yourself. For day-to-day amenities, you're spoilt for choice, with schools, pubs, a garage, GP surgery and a wide range of shops, all within walking distance within Stalham.





























INFORMATION



On The Doorstep

Stalham has a good range of shops and amenities, including a Tesco supermarket and secondary schools, whilst the sought after village of Ingham is about 1.5 miles away and boasts the thatched 16th Century Ingham Swan Inn. Wroxham, the acknowledged centre of the Broads network, is about 8 miles. The village of Hickling (3.5 miles) boasts the largest of all the Norfolk Broads and is also the home of the Norfolk Wildlife Trust nature reserve.

How Far Is It To?

The cathedral city of Norwich is approximately 15.5 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street (about 90 minutes) and Norwich airport provides daily flights internally and to continental Europe and beyond. The North Norfolk Coast with its quaint villages and sandy beaches includes favoured spots such as Holt, Wells next-the-Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

Proceed out of Norwich on the A1151 Wroxham Road, passing through the villages of Wroxham, Hoveton and Beeston St Lawrence. Continue to follow the A149/Norwich Road and then turn left onto Moor Road and then left again onto Old Yarmouth Road. Continue onto Yarmouth Road and then left onto Moor Lane. The property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank

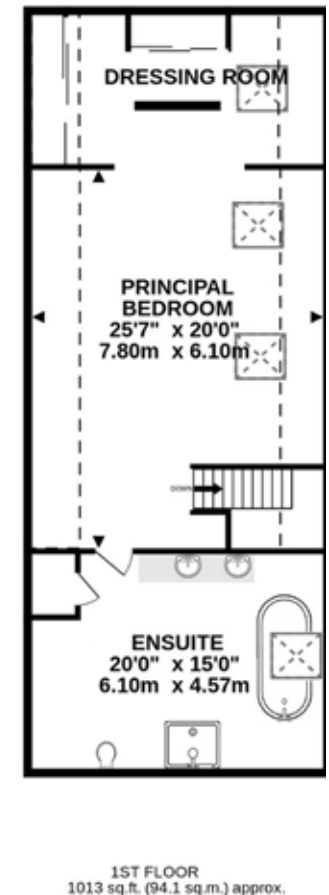
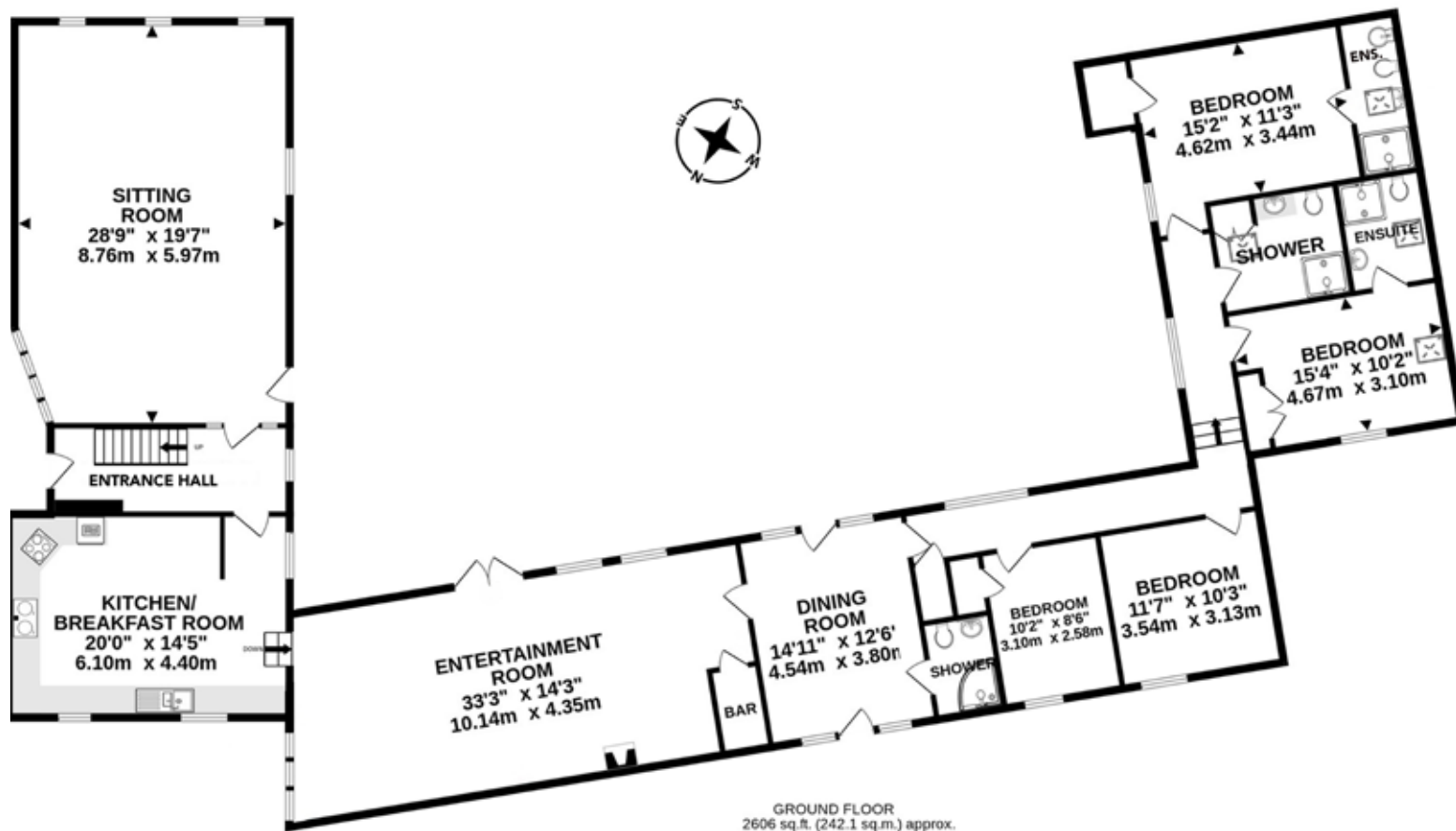
Broadband Available - vendor uses Vodafone

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

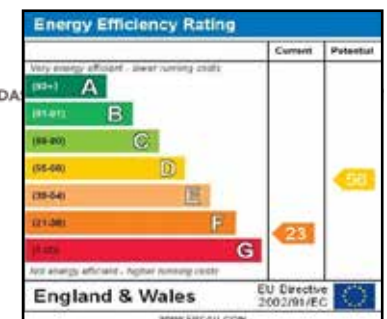
North Norfolk District Council - Council Tax Band G

Freehold



TOTAL FLOOR AREA : 3618 sq.ft. (336.2 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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NB: DA



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