



Ballintoy
Orchard Close | Blofield Heath | Norfolk | NR13 4SE

A TIMELESS FEEL



“A bespoke modern property built using some reclaimed materials and exquisitely crafted, this is a property designed to stand the test of time and to age beautifully and gracefully.

With all the character of a Norfolk cottage but far more space than you might expect, it's been a wonderful and much-loved home.

With views over paddocks to the rear, it has a tranquil rural feel but is walking distance from a school, shop, social club and restaurant and just a few minutes' drive from Norwich.”



KEY FEATURES

- A Bespoke Modern Detached Property built using some Reclaimed Materials in the Village of Blofield Heath
- Four Bedrooms; Three En-Suites and a Ground Floor Shower
- The Principal Bedroom benefits from a Walk-In Wardrobe
- Open Plan Kitchen/Dining Room with Separate Utility Room
- One/Two Reception Rooms plus a Study
- Landscaped Garden with Patio and Seating Area plus a Garden Studio/Home Office with Wood Burner
- Double Garage currently used as a Gym
- Gated Driveway providing Plenty of Parking
- The Accommodation extends to 2,156sq.ft
- Energy Rating: B

It can be difficult to design a modern home that has the comfortable feel of a character property, but it's been done extremely well here and feels very authentic. You have the ease of a home that's just a few years old combined with the welcoming charm of a period home and it makes this property stand out from the crowd.

Every Detail Considered

The house was built a few short years ago by a property developer looking to retire into his dream home. A great lover of period properties, he wanted to capture the charm of Norfolk farmhouses and cottages whilst also nodding to Scandi style, creating a home that was easy to live in and would stand the test of time. No expense has been spared and no corners cut in this beautifully bespoke build and the owner and his wife have been very happy here. The bricks are Norfolk reds laid in a Flemish bond, there's extensive use of ash throughout and a real sense of quality. The joinery was handcrafted, with bespoke flooring, doors, windows, sills and a handmade kitchen. Beams are reclaimed. The plan was to stay put, but as their circumstances have changed, they are now moving on and this gives you the opportunity to benefit from a home that's been lavished with care and attention and finished to an incredibly high standard with quality materials. A cut above your average new build, that's for sure!





KEY FEATURES

Family Friendly

The house is much more spacious than it initially appears, designed to effortlessly accommodate the owners and their three adult children. You come into a generous reception hall, with a study to one side and a reception room and shower room to the other. This was originally used as a ground floor bedroom suite, but would also work brilliantly as a playroom, den for teens, formal dining room or snug and has a lovely fireplace with wood burner. The kitchen dining room runs most of the width of the property along the back. Two sets of double doors lead out onto the garden and offer a comfortable connection to the outside space. There's a central island with breakfast bar in the kitchen area, which creates a sociable area for entertaining, and built-in cabinetry at the dining room end offering an elegant feel. A door leads you though into the sitting room, again with double doors to the garden and a pretty fireplace with inset log burner. This is a warm and well-insulated house, but the wood burner is still a nice touch and adds cosiness on cold winter nights. Upstairs, all three bedrooms are good size doubles and each has their own en-suite which has underfloor heating and heated towel rails. The principal suite is particularly impressive, with built-in storage, a walk-in wardrobe, as well as the bathroom with freestanding bath, separate shower and his and hers basins.

A Convenient Country Setting

Outside there's a lovely, detached studio with a wood burner (they've thought of everything!), that makes a great home office, quiet space, hobby room or music room. It's a place where you can tuck yourself away for a moment's peace if you have a houseful! There's also a large garage that the current owners use as a gym with a further storage area. Plus a bespoke timber store/workshop with electric connected. The garden is peaceful and private, with a stream running under the decking area creating a calming feel. You're set well back from the road here down a long private drive, so there's no passing traffic and you back onto grazing paddocks, making for a lovely outlook. The owners have seen deer, barn owls, kites and more. The rural feel of the setting is deceptive – this is a very well served and convenient location. You can walk to the shop and Post Office, school, social club and restaurant and you can drive into the centre of Norwich in just 15 minutes, or head out on the A47 to travel across the wider area with ease.

































INFORMATION



On The Doorstep

There is a good range of amenities in Blofield, including shops, a fish and chip shop, chemist, hairdresser, new doctors' surgery, library and school. There are good recreation facilities here too, with Plantation Park recreation ground not far away, bowls, plus hard and grass tennis courts also available in the village. The beautiful broads at Salhouse and Brundall are literally a 5 min drive away.

How Far Is It To?

The city of Norwich is close by with all the cultural and leisure facilities associated with a county capital. There is a mainline rail link to London Liverpool Street, as well as an International Airport. Access to the famous Norfolk Broads is only a short drive away with Wroxham offering a wide degree of amenities including all manner of water activities, shopping, surgeries, schools and both restaurants and takeaways.

Directions

Leave Norwich on the Plumstead Road/B1140. At the roundabout take the 1 exit and stay on the Plumstead Road. Continue onto Norwich Road and then onto Belt Road. Turn right onto Woodbastwick Road and then left onto Orchard Close and the property will be located on the left hand side

Services, District Council and Tenure

Air Source Heat Pump - Underfloor to Ground Floor, Radiators to First Floor
Mains Water, Mains Drainage

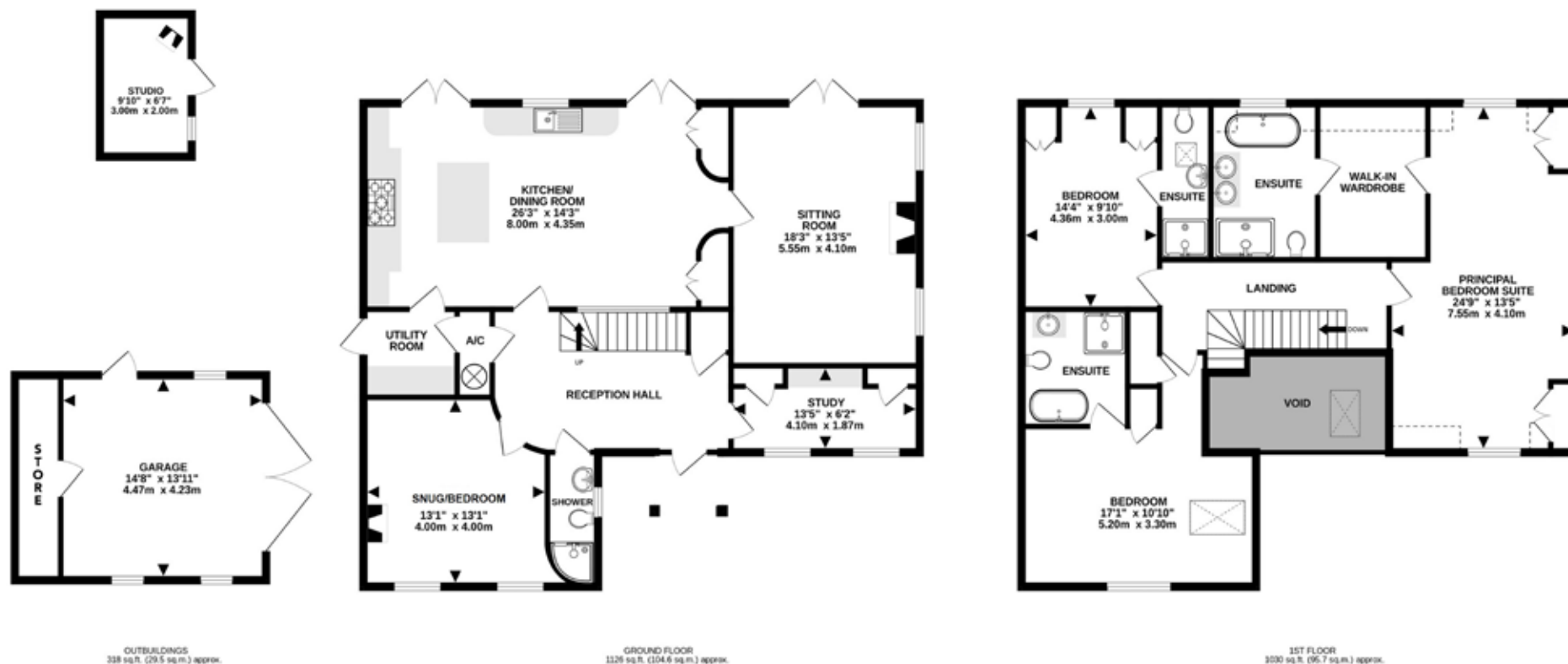
Broadband Available - Fibre to Cabinet - Vendors use BT

Mobile Phone Reception - varies depending on network provider

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

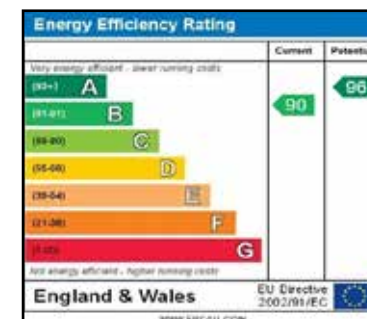
Broadland District Council - Council Tax Band E

Freehold



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2156 sq.ft. (200.3 sq.m.) approx.
TOTAL FLOOR AREA : 2474 sq.ft. (229.8 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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