



Tasburgh Barn
Ipswich Road | Tasburgh | Norfolk | NR15 1NS

PUTTING DOWN ROOTS



“This beautiful, Grade II listed barn has been converted into a fabulous family home, perfectly positioned on a plot of around two acres that includes a detached annexe.

Set back from the road with fields around, you’re surrounded by nature, yet you’re close to Long Stratton and a short drive from Norwich, so you have everything on the doorstep.”



KEY FEATURES

- A Beautiful Grade II Listed Detached Barn Conversion with an Annexe in the Village of Tasburgh
- The Main Barn has Five Bedrooms
- Four Bath/Shower Rooms - Two of which are En-Suite
- Kitchen/Breakfast Room with Electric Aga
- Three Reception Rooms plus a Study and a Conservatory
- Self Contained Detached Annexe with One Bedroom
- Workshop and Two Stores attached to the Barn with Potential for Conversion - Subject to Planning
- Lovely Grounds of around 2 acres (to be measured by Darren) with a Large Wildlife Pond and Orchard
- Garage and Triple Cart Lodge with Sweeping Gravel Drive
- The Accommodation including Annexe extends to 4,297sq.ft
- No EPC Required

What a lovely home! In glorious gardens with an orchard, wildlife pond and long, sweeping lawn, you have your own piece of Norfolk countryside here. An enviable balance of rural bliss and a connection to nature with easy access to amenities, it's proved to be a great family home and place to make memories.

For All The Family

The barn dates back to the 18th century and originally belonged to neighbouring Tasburgh House and sat in their garden. The children from the house used to play badminton and other games in here! It was converted around 45 years ago by a young couple who then sold it, almost complete, to the current owner four decades ago. At the time, she was moving into the area with her family and looking for a property with character that felt rural but was close to Norwich. This fit the bill and offered them the scope to finish the works and make the property their own. It's been a very happy home ever since, with both her daughters getting married from here and one even holding her wedding reception in a marquee in the garden. The owner usually hosts wider family for Christmas, thanks to the amount of space on offer at the barn, and her grandchildren have spent many happy times here as they were growing up too.





KEY FEATURES

Enormous Flexibility

The barn is a substantial home with plenty of room on offer and lots of versatility. On the ground floor you have three large receptions, currently a sitting room with fireplace and doors to both the conservatory and a study, a formal dining room which is dual aspect and a large family room, again with fireplace. There's also a useful ground floor wet room. In the centre of the barn is the charming and cosy kitchen breakfast room, complete with an Aga. The owner has converted this from oil to electric and installed a companion oven, so you can switch the Aga off in summer but still benefit from its warmth in winter. There's nothing better on a cold winter's morning than the warmth of your Aga! Upstairs there are five bedrooms in total. The principal has an en-suite and large run of wardrobes, as well as beautiful views to the west, then two bedrooms share a Jack and Jill en-suite, with the shower room serving the final two bedrooms. The annexe is detached and was built for the owners' mother-in-law, who came to live here for a number of years. When she went into care, the owner rented the annexe out and the same tenant stayed for 17 years, which shows that this is a very nice place indeed to call home! The annexe has been upgraded and updated over the years. There's also a triple cart lodge and garage, as well as workshop and storage space connected to the barn itself and reached through the family room. This offers further potential, subject to the relevant permissions.

Enjoying The Outdoors

Creating the beautiful garden was a real labour of love for the owner and her husband and the owner is justifiably proud of the results. They dug out the pond and stocked it with fish, with a family of ducks returning in spring with their babies. There's lots of other wildlife to enjoy as well. You can pick fresh fruit from the orchard in autumn, and there's plenty of room for entertaining too. The owner loves to host and has had many functions here for friends and for groups, including the local bowls club. You have a lovely spot here but when you need to head out for work, for schools, to the shops, or for leisure, you'll find the barn is incredibly well situated. Long Stratton is just down the road in one direction and it's a short drive to Norwich in the other, so you have everything you need close by.





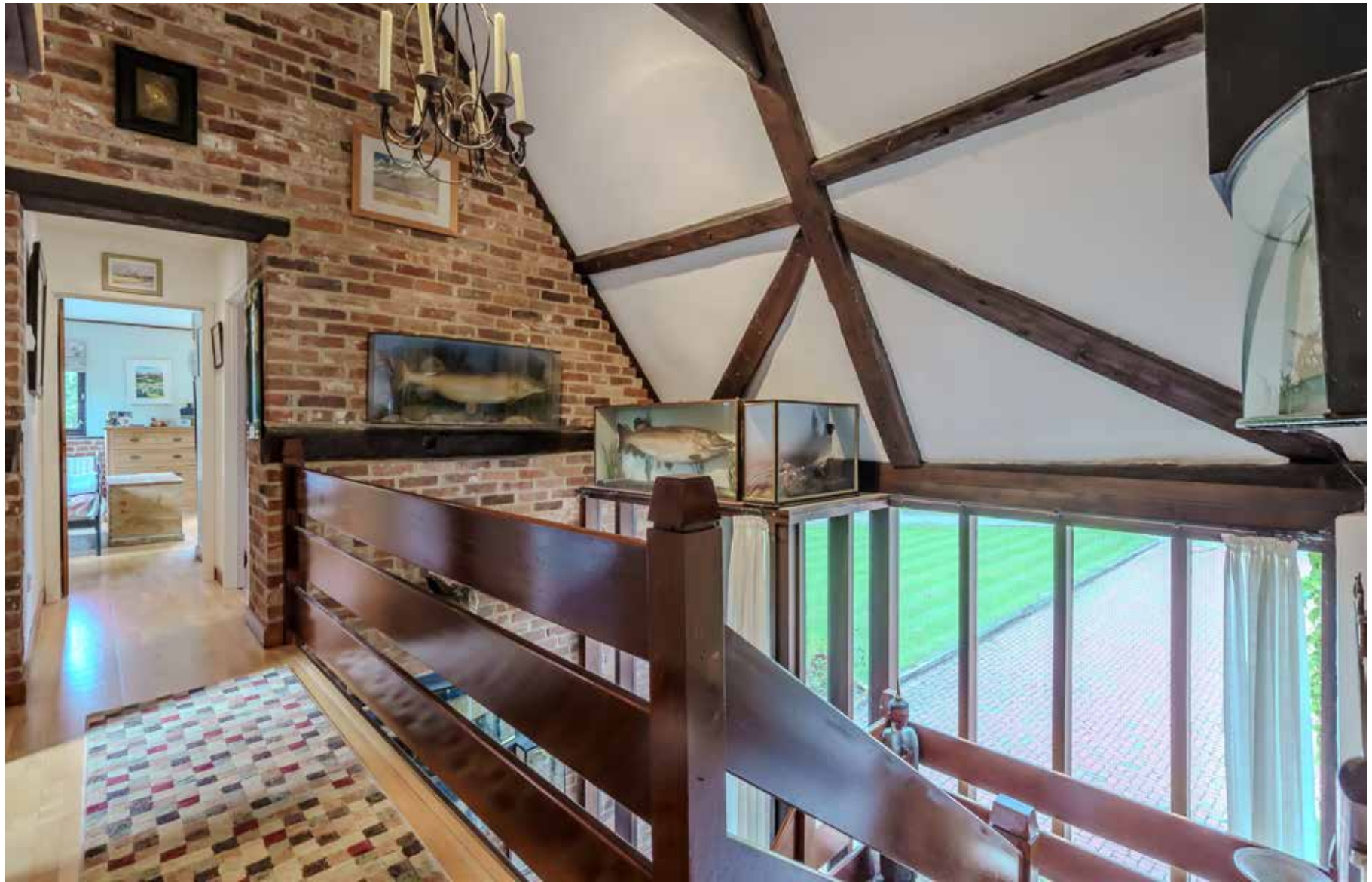
































INFORMATION



On The Doorstep

Tasburgh is a village found to the south of Norwich, with easy access to the A140 Ipswich Road. The property is only a short distance north of the larger village of Long Stratton with its range of high street stores, garage, supermarket and range of schooling. Wymondham is also close and has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge.

How Far Is It To?

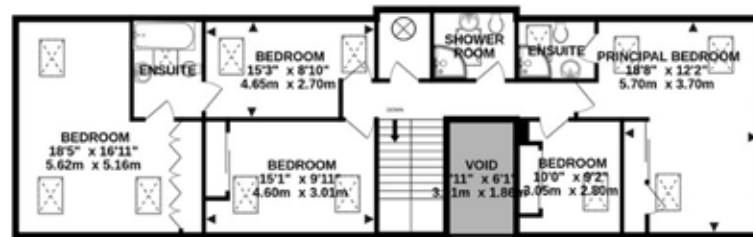
Norwich is located approximately 10 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The De Vere Dunston Hall Hotel is within easy access off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the golf course. The attractive market town of Diss is approximately 14 miles south west of Tasburgh with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street. Try www.diss.co.uk for more information.

Directions

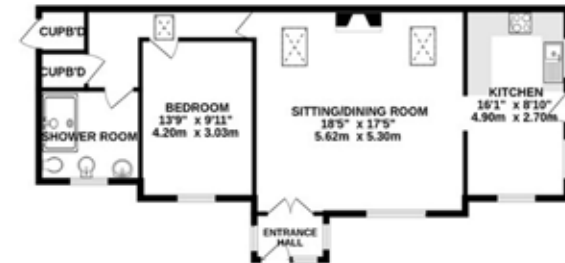
Leave Norwich on the A140 Ipswich Road. Passing through the villages of Newton Flotman and Saxlingham Thorpe. The entrance to the barn will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

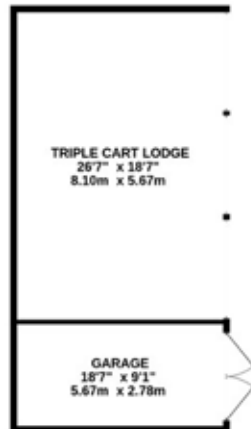
Oil Central Heating, Mains Water,
Drainage currently by Septic Tank with a Water Treatment Plant on Order
Fibre to Premises Broadband is Imminent - Currently to Cabinet
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Council Tax Band G
Freehold



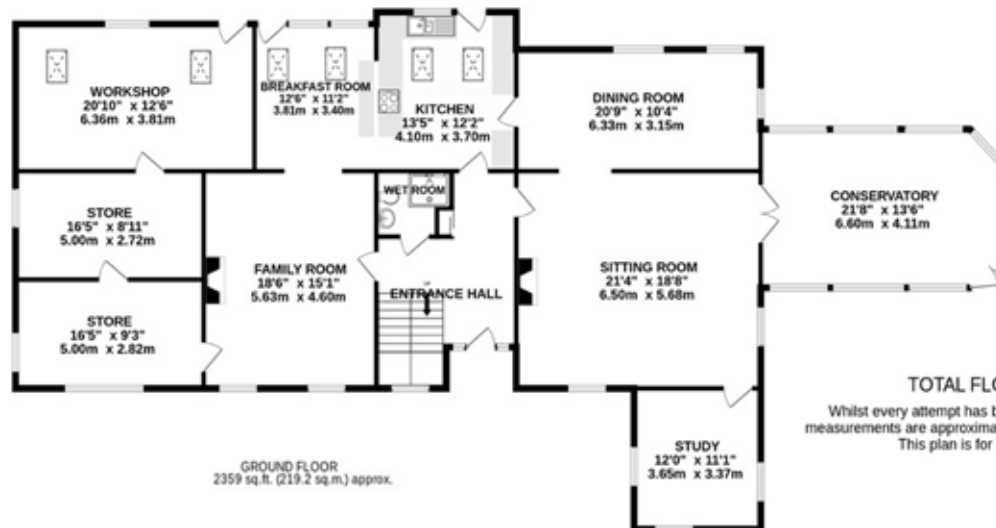
1ST FLOOR
1148 sq.ft. (106.6 sq.m.) approx.



ANNEXE
771 sq.ft. (71.7 sq.m.) approx.



OUTBUILDINGS
664 sq.ft. (61.7 sq.m.) approx.



GROUND FLOOR
2359 sq.ft. (219.2 sq.m.) approx.

HOUSE AND ANNEXE TOTAL FLOOR AREA : 4279sq.ft. (397.5 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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