



The Poachers
Hall Road | Easton | Norfolk | NR9 5EB

COUNTRYSIDE CONVENIENCE



“A beautiful, bespoke, barn-style property on the edge of a village overlooking fields, just five minutes from the shops, the golf course and the A47.

The location is perfect, with a lovely rural feel, yet everything is so close by. The house itself has been thoughtfully designed and exquisitely finished to an exceptional standard, with a fabulous open plan living space and glorious vaulted beamed ceilings in the bedroom. The pretty and cleverly designed landscaped garden is the icing on the cake.”



KEY FEATURES

- A Bespoke Barn Style Property on the Edge of the Village of Easton
- Three Bedrooms and Two Bath/Shower Rooms
- The Impressive Principal Bedroom Suite benefits from Floor to Ceiling Windows and an En-Suite
- Kitchen/Breakfast Room, Open-Plan to the Sitting/Dining Room
- Separate Utility Room and Ground Floor WC
- Outbuildings include a Shepherds Hut and a Studio
- Landscaped Gardens include a Patio and a Pond
- Double Garage/Workshop with Solar Panels and Attached Woodstore, Gardeners WC and Shed
- Gated Driveway provides Ample Parking
- The Accommodation extends to 1,370sq.ft
- Energy Rating: A

It's very easy to picture yourself here. Whether as a couple or a family, this home is sure to prove ideal, with wonderful proportions. There's a workshop that makes a great hobby space, a secure garden that's beautifully mature, a charming shepherd's hut, a stunning and sociable kitchen, a spectacular master suite... the list goes on. Come see for yourself – and you won't want to leave!

A Bespoke Build

This attractive home was built just a few short years ago by the owners as their home. Both have a wealth of experience in property, so they were excited to be able to create a beautiful and welcoming property that sat comfortably in semi-rural surroundings. They designed a barn-style home that offered a huge amount of energy efficiency but had the feel of a character property. Incredibly, the property is A-rated, which is a testament to their careful attention to detail. It's also a wonderfully comfortable and welcoming place that's ideal for entertaining, for family life, or simply for tucking yourself away and relaxing in peace.

Beautifully Designed

When you come into the property, you find yourself in an entrance hall with coat cupboard, then you move through into the heart of the home, a magnificent open plan reception and kitchen. This has been well designed with clearly defined areas for seating and dining, so it's an easy room to furnish and to use. The stylish kitchen is sociable, with seating up at the breakfast bar, so you can chat to your family or your guests while you prepare dinner. There are three large windows to the west and French doors leading out onto the garden, so there's plenty of light filling the room.





KEY FEATURES

The sitting area has a lovely feature fireplace with a multi-fuel burner and the owners use the fire mainly in the spring and autumn before and after the heating is turned on/off. The ground floor benefits from underfloor heating with radiators to the first floor. In summer, the doors can stay open all day, so you have a comfortable flow between the house and garden. A utility room and cloakroom complete the ground floor. Upstairs, the principal suite is stunning, with a magazine-worthy bath and a shower in the en-suite. The other two bedrooms are both doubles and share a jack-and-jill shower room. The views are lovely, down the garden from the master and across fields to the front.

Colour, Interest And Community

Outside you have a variety of useful outbuildings. There's a spacious workshop with cloakroom and shed, a delightful studio and a shepherd's hut, so lots of options for craft areas, reading rooms and hobby spaces. The plot here used to be part of the neighbour's garden and she had landscaped it beautifully. The owners have retained all her planting and added to it, so you have plenty of colour and interest throughout the year, with different seating areas designed to capture the various views and allow you to spot the wildlife too, with dragonflies on the pond and birds of prey overhead. You're right on the edge of the village so it feels nice and rural. Easton College is down the road, as is the village playing field and village hall. You have superb leisure facilities nearby, including a gymnastics centre, tennis courts, football and even an equestrian centre, plus a golf course. The showground is on the doorstep, so you can easily participate in the events there, and Longwater, with its shops, restaurants and gym, is just a couple of minutes' drive from your front door. This is most certainly a lovely base from which to enjoy retail, leisure and health facilities and offers easy access to Norwich city centre and to the A47.

























INFORMATION



On The Doorstep

Easton has its own primary school, chip shop/restaurant/bar and hairdressers and the village hall opens as a post office on Tuesdays and Thursdays. Longwater retail park offers Sainsburys and Aldi supermarkets as well as an M&S Food Hall alongside retail shops and restaurants. The neighbouring village of Taverham has a high school and middle school, as well as Taverham Hall and Nursery. Approximately 3 miles away, Drayton offers a Tesco supermarket as well as a hairdressers, cafe, petrol station, post office and some good local pubs. Wensum Valley Golf Club and The Dinosaur Adventure Park are also only a short distance away.

How Far Is It To?

Easton is located approximately 6 miles west of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. The market town of Dereham is approximately 11 miles distant and hosts a Tuesday and Friday market. A large leisure centre provides a swimming pool, golf course, squash club, three-screen cinema, a large library, Morrisons and a good range of shops and restaurants.

Directions

Leave Norwich on the A1074/Dereham Road and at the Longwater Interchange, take the 2nd exit. Then at the next roundabout take the 2nd exit onto Dereham Road. Turn left onto Bawburgh Road and then at the staggered junction turn left and immediately right to stay on Bawburgh Road. Slight right onto Hall Road and then turn right to stay on Hall Road and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

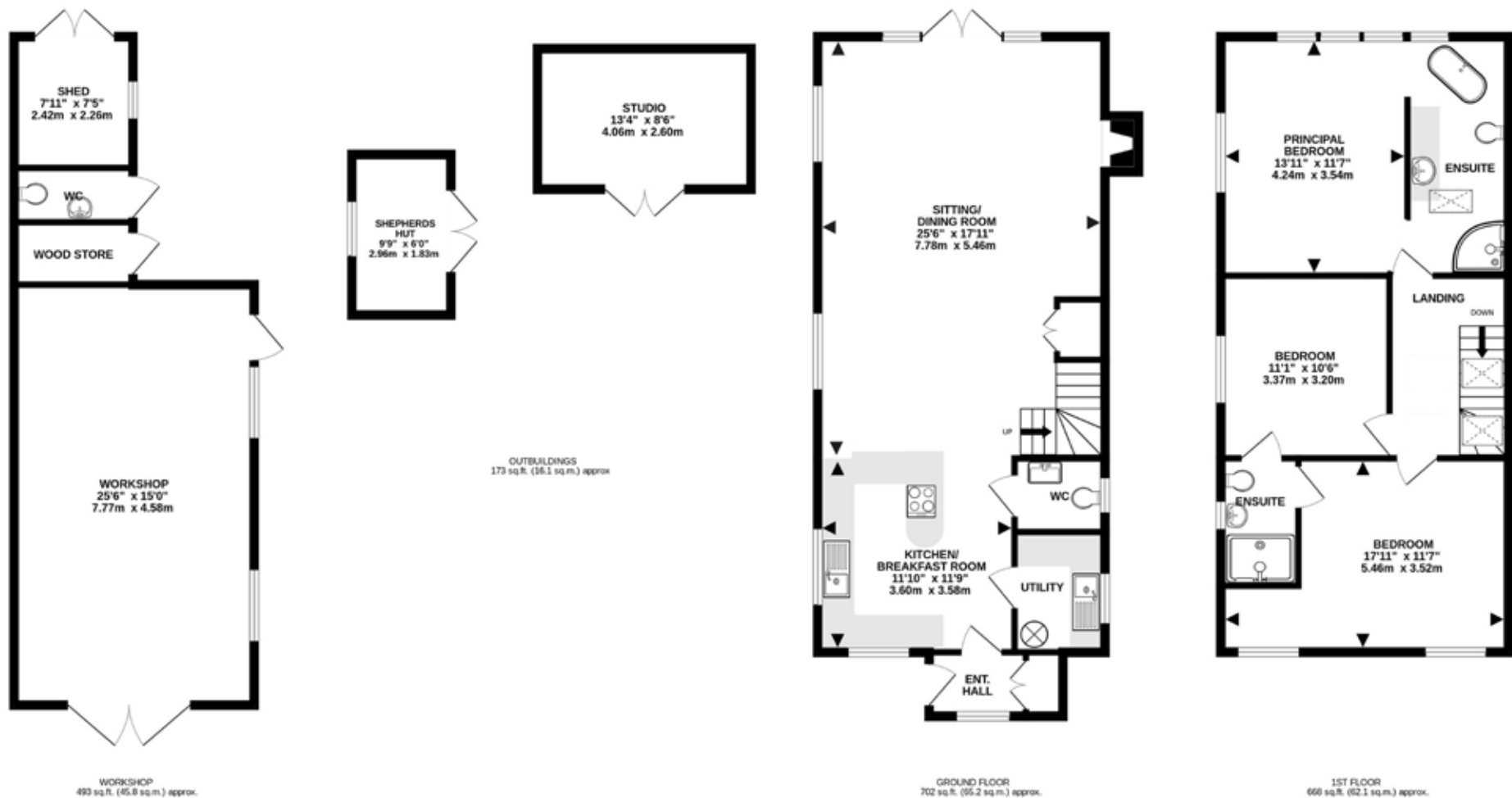
Services, District Council and Tenure

Air Source Heat Pump with Underfloor Heating to Ground Floor
Radiators to First Floor, Mains Water, Mains Drainage
FTTP Broadband Available - vendor uses EE
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South Norfolk District Council - Council Tax Band E
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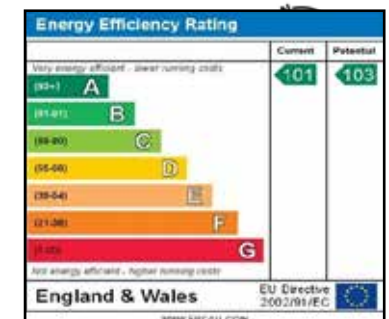
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FLOOR AREA - HOUSE (EXCLUDING ALL OUTBUILDINGS) : 1370 sq.ft. (127.3 sq. m.) approx.
TOTAL FLOOR AREA : 2036 sq.ft. (189.1 sq.m.) approx.

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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