



Garboldisham Road | Kenninghall | NR16 2LJ
Price Guide £795,000

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Attractive barn conversion with large, adjoining 3 bedroom annex. Flexibility with use of the accommodation. Excellent blend original features contrasting modern and open plan spaces. Glazed Gallery with 'wow' factor. Farmland views. Grounds extending to roughly 0.78 ac. Double garage/workshop. Non-estate position.

- Substantial detached property with generous 3 bedroom annex
- Excellent blend of original features and modern spaces
- Superb full glazed Gallery with 'wow factor'
- Mix of mature and landscaped grounds, extending to roughly 0.78 ac
- Farmland views
- Large, open plan kitchen / snug
- Inviting reception rooms, including timbered living room with wood burner
- Double garage/workshop
- Non-estate position

Location

Guiltcross Farm can be found on Garboldisham Road, just a mile or so away from the popular, Breckland village of Kenninghall. The village which has a good mix of modern and character properties, benefits from a primary school, church, cafe and public house. The neighbouring villages of Banham and East Harling also have a useful offering of day to day amenities. A wide range of shops, businesses and national supermarkets can be found in the nearby market town of Attleborough and Diss - both towns have rail to Cambridge and London respectively and various bus connections to the local villages. The A11 dual carriageway is only a short drive from Kenninghall and provides good access into Norwich and further south, outside of the county.





Property

The house is evidently spacious from the moment of entering the wide and inviting hallway. The ground floor offers several formal reception rooms, with the ability to use a couple as either further bedrooms, or an office/gym. The large kitchen is impressive, with stylish units and central preparation island, thoughtfully and effortlessly flowing through to a reception/snug, which transforms the entire open plan area into a real social hub, which is ideal for entertaining family and friends. By contract, the formal, beamed living room with its wood burning stove is an excellent, cosy place to enjoy during the chilly evenings. A large cloakroom/utility can be found off the Boot room, which cleverly connects the main house and annex.

Upstairs, the sellers affectionately named 'Gallery', is a wonderful bright and welcoming space: its vaulted ceiling and glazed gable end is flooded with light and has ample floor space for a desk or seating area - a great spot to admire the grounds and farmland views beyond. In total, there are 4 first floor bedrooms, main bathroom and an en-suite shower room off the guest bedroom.

The Annex

A substantial element which forms part of Guiltcross Farm is the large ancillary accommodation, which in terms of size and character far outweighs most annex offerings available on the market making it ideally suited to family members and teenagers looking for their own space away from the main house. This 3 bedroom annex, is not only aesthetically attractive, with its flint and cobbled cottage frontage, but also exudes warm and cosy feeling, with its generous sitting room and large fireplace which adds to the character.

Outside

The property is approached from the highway via a gravel driveway which skirts past the side of the main house and splits off to a parking area adjacent the timber built, double garage/workshop. Large, mature lawns extend to the front, side and rear, with koi carp pond and various mature shrubs, flower beds and trees, Wild 'meadow style' garden can also be found near the garage, alongside well tended areas of landscaping, fruit trees, raised vegetable beds and a fruit cage. At the top of the garden is a gazebo seating area which boasts far reaching views across farmland. In the far back corner, a large wooden store and greenhouse are tucked away, helping with storage for the working elements of the garden

A patio area can be found next to the annex. Overall, Guiltcross Farm has grounds extending to around 0.78 ac - The gardens are clearly cherished and their peaceful beauty are a joy to behold!

Services

Mains water and electricity are connected. Private drainage. Oil fired central heating.

How to get there

What3words: lifeboats.months.warrior

Viewing

By appointment via TW Gaze.

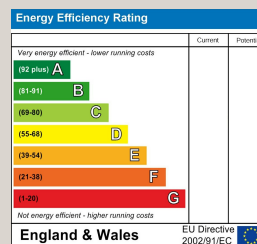
Council tax band: C

Freehold

Ref: 2/19841/RM



Total area: approx. 324.7 sq. metres (3494.8 sq. feet)



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