



The Engine Shed
Station Road | Great Fransham | Norfolk | NR19 2JB

A TRUE ONE OFF



It is not often we have the honour of marketing a property as unique as The Engine Shed.

With a setting in an area of secluded woodland near Great Fransham, a former agricultural barn has formed the basis for this newbuild contemporary home.

Evocative of the forms and clean lines of the mid-century modern design movement.

The gardens are set within a beautiful, wooded plot and feature well maintained lawns in addition to natural and wild areas, and outside there is also a detached garage and a mini engine shed for garden equipment.



KEY FEATURES

- A Striking and Truly One-off Modern Property situated in the Village of Great Fransham
- Stylish Part Brick and Beautifully Detailed Larch Clad Exterior with an Amazing Contemporary Interior
- Three En-Suite Bedrooms and Further Single Bedroom/Study
- Vast Open Plan Living Room/Dining Room with Ceiling Suspended Wood Burner and Spiral Staircase
- Kitchen with Crittall Doors overlooking the Grounds
- Separate Utility Room and WC
- Large Secluded Plot of nearly 1 acre (stms) with Woodland Area
- Garage and Contemporary Garden Shed
- Total Accommodation extends to 2,781 sq.ft.
- Energy Rating: C

This property has the wow factor in spades. The interior is packed with remarkable features including a ceiling-suspended wood burner, a steel open tread spiral staircase, and alternating exposed brick and white wall surfaces with metalwork accompaniments.

Guaranteed To Impress

"When you first approach this house, you immediately get that dramatic feeling," the present owners said. "We regularly get compliments from passers-by! We really do! Some even knock on our door just to say Wow!" Essentially a new build, the owners spent eighteen months designing and building this amazing home on the site of a derelict agricultural barn whose original purpose was to house a previous owner's collection of traction engines – and hence the name given to the property. "We recognised that it had huge potential to transform into a truly unique building," the owners said.

Inspired Design

"In terms of design, we have always been inspired by clean and contemporary architecture while keeping it sympathetic to the surroundings," the owners explained. "We wanted The Engine Shed to look amazing but, at the same time, it had to be practical and work as a home. And we believe we have achieved exactly that; it is a pleasure to keep this house looking as good as new – you're never exhausted after hoovering!" The design of The Engine Shed is informed by its functionality and utilitarian qualities combined with the lightness of its form, exemplified by the clean lines of the complete and seamless black larch cladding on the exterior, and touches like the beautiful micro concrete flooring in the interior.





KEY FEATURES

"With a nod to its previous use, it also features stunning Crittall doors to the front and rear," the owners said. To insure the house is warm during the winter months, it features underfloor heating throughout, and this is highly energy efficient as it is powered by air source.

Favourite Spaces

The heart of the house is without question the open plan living room/dining room and kitchen which features a spectacular bespoke staircase and the floating FireBob. With ceilings six metres in height and with original steelwork on view, the space is impressive. And with full length floor to ceiling windows, one is treated to commanding views of the garden and surrounding countryside. "Our attention to detail is evident all over this house, none more so than ensuring the six-metre glass sliding door opens to reveal the outside but also seamlessly disappears into the wall!" the owners said.

Functionality And Practicality

The kitchen is a special treat, but the owners also had functionality in mind when creating it. "Yes, it looks amazing but equally important, it's designed to make life easier from a practical point, with lots of space, a beautiful island unit, and more storage and workspace than you'll ever need!" Each of the bedrooms feature generous en suites – wet rooms with total micro cement. "They look amazing but are so easy to use and to keep looking as good as new."

The Grounds

The Engine Shed has a beautiful wooded area as its backdrop, the total plot measuring nearly 1 acre (stms). "The gardens also feature well maintained lawns as well as natural and wild areas," the owners said. "Outside there is also a detached garage and a mini engine shed to house lawnmowers, etc."

























INFORMATION



On The Doorstep

"Station Road in Great Fransham is a quiet country road but we have all we need – a Waitrose and Lidl, a coffee shop and a nail bar – are within a few miles reach," the owners said. The Engine Shed is located on the outskirts of the peaceful hamlet of Great Fransham, which is approximately 3 minutes by car from Little Fransham where the A47 provides quick access to both the cathedral city of Norwich and the market town of King's Lynn. There is a highly regarded family-run butchers and deli called Willgess of Fransham in Little Fransham, and 3 miles away in the nearby village of Litcham there are further facilities and amenities including a secondary school catering for ages from 4 to 16. Less than 2 miles by road, Great Dunham Primary School can be found.

How Far Is It To?

When the amenities of a town are required, Swaffham and Dereham are less than 8 miles by car, and both offer a wide range of shops and facilities including GPs surgeries and banking, while Swaffham has a Waitrose supermarket. For rail links, the property is around 30 minutes by car from Downham Market where a regular service to London Kings Cross can be caught with a journey duration of 1 hour and 50 minutes. Norwich offers a mainline service to London Liverpool Street with a journey time of around 1 hour and 40 minutes, and from Norwich International Airport there are onward international flights available via Amsterdam Schiphol Airport.

Directions

Leave our Fakenham office via Dereham Road/Hempton Green Road and merge onto Gravel Pit Hill/A1065. Then continue onto Fakenham Road and Litcham Road and Tittleshall Road. Take a slight left onto Church Street and then right onto Dunham Road. Continue onto Litcham Road and then turn left onto Station Road.

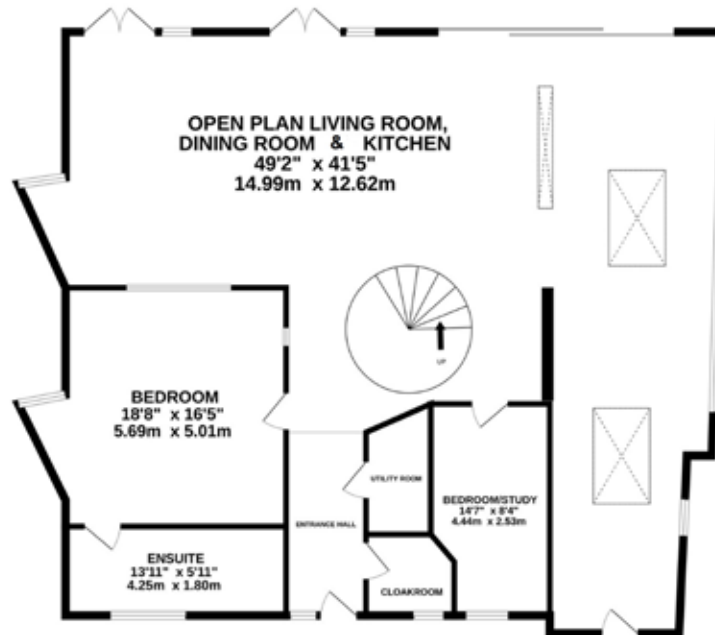
Services, District Council and Tenure

Air Source Heating, Mains Water, Private Drainage via Water Treatment Plant
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Tax Band F
Freehold

GARAGE
233 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR
1520 sq.ft. (140.8 sq.m.) approx.

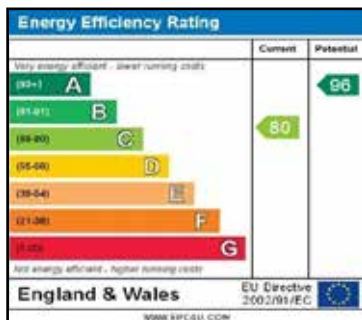


1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 2781 sq.ft. (258.4 sq.m.) approx.

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