



Barn Lane, Runham





## Barn Lane

### Runham, Great Yarmouth

A stunning individual DETACHED HOUSE with a CHARACTER FEEL set upon 0.38 Acres (stms) boasting well maintained PRIVATE GARDENS with rolling FIELD VIEWS to the rear. The wealth of space continues inside where the accommodation reaches 2425 Sq. ft (stms), complete with underfloor heating. The accommodation comprises FOUR DOUBLE BEDROOMS - two of which benefit from EN-SUITE bathrooms as well as use of the FAMILY BATHROOM, ideal for a busy family. The ground floor offers a beautiful triple aspect, 21' SITTING ROOM featuring an INGLENOOK FIREPLACE complete with woodburner, an additional FAMILY ROOM, cloakroom, OPEN PLAN kitchen/dining room with INTEGRATED APPLIANCES and central island, alongside the formal dining space - creating the ideal space for entertaining leading into the UTILITY ROOM. Externally, there is a SUMMER HOUSE set within the gardens and ample OFF ROAD PARKING and a DOUBLE GARAGE to the front.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House Set Upon 0.38 Acres (stms)
- Triple Aspect Sitting Room with Inglenook Fireplace
- 26' Open Plan Kitchen/Dining Room
- Four Double Bedrooms
- Family Bathroom & Two En-Suites
- Underfloor Heating Throughout
- Rear Gardens with Field Views
- Ample Parking & Double Garage





Runham is situated just outside the larger village of Stokesby which is approximately three miles from the larger village of Acle. The parish of Runham, in Medieval times, was much larger than today reaching nearly up to Gt Yarmouth. Now, the village offers excellent transport links via Filby through to Great Yarmouth, and through to Acle and the A47. The town of Great Yarmouth is a popular seaside town situated on the East Coast of Norfolk. The town offers a variety of amenities including schooling, medical services and shopping both in and out of town.

#### SETTING THE SCENE

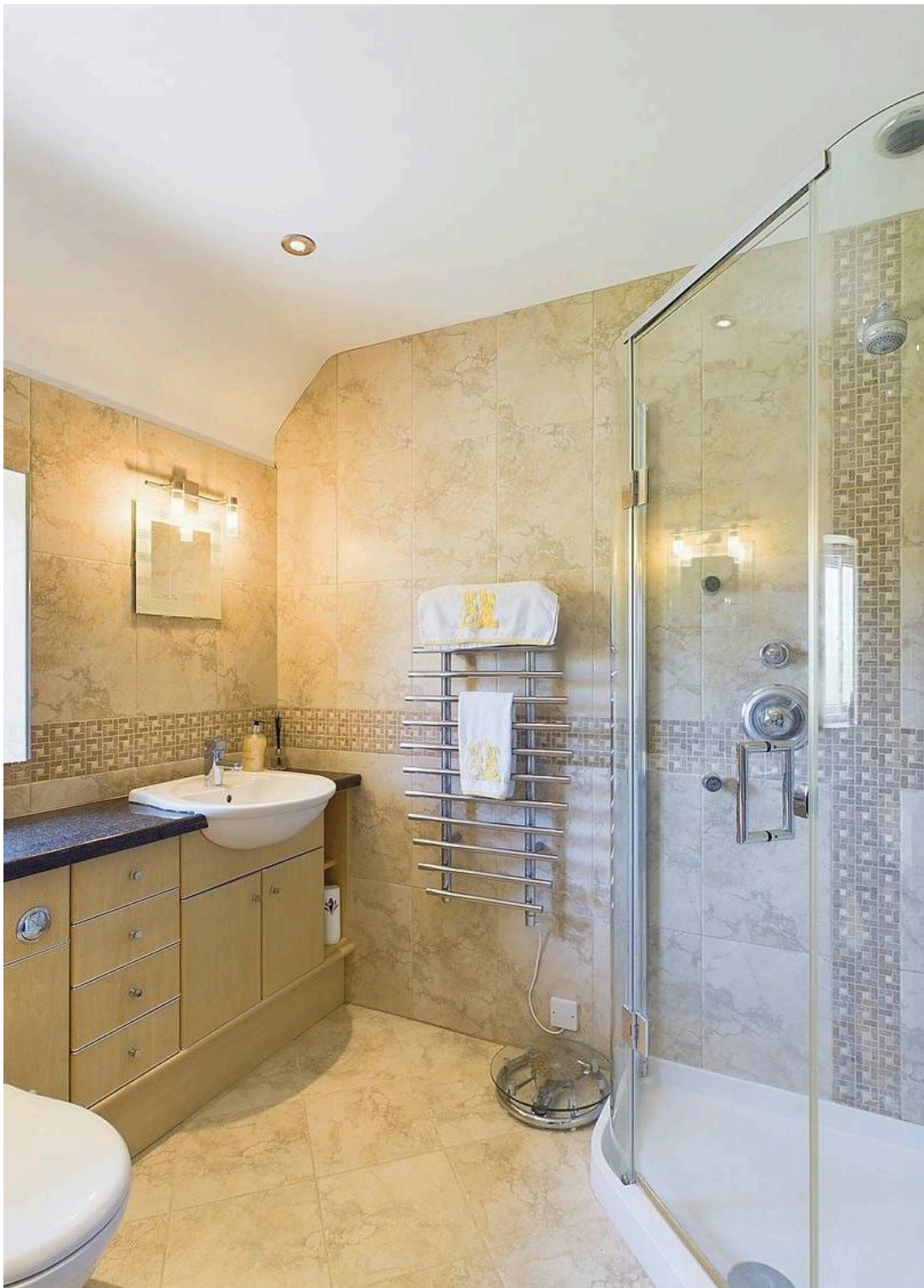
The property can be found towards the top of Barn Lane to your right hand side. As you approach the privacy giving hedges to the front will mask the entrance which will then spring in to view in the form of a sweeping shingle driveway suitable for multiple vehicles. The double garage can be found to the right hand side as you approach while a four post timber gate can be found to the left of the property allowing easy access and storage of larger vehicles towards the rear of the property.

#### THE GRAND TOUR

As you step inside you are first met with a grand entrance complete with tiled flooring, exposed red brick and plastered walls plus the stairs to the first floor with solid wooden balustrades plus handy under the stairs storage, ideal for coats and shoes. Immediately to your left is the wonderfully open sitting room, a triple aspect space with a bay front and inglenook fireplace with a tiled hearth and woodburner to warm those colder nights. For a cosier setting, the family room can be found directly behind the sitting room, with carpeted flooring this dual aspect room also features French doors leading to the rear garden. As you leave you can find the cloakroom to your left, a two piece suite with additional vanity storage. Heading through the lobby you will find yourself in the wonderfully social space that is the open plan kitchen and dining room with tiled flooring and a wide range of wall and base mounted storage.







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In the kitchen you can find an integrated dishwasher, plumbing for an American style fridge freezer, enamelled sink overlooking the rear gardens and space for a range gas oven and hob powered by LPG bottles found in the external walkway behind the property. The space opens into the dining room with an abundance of floor space for a formal dining table and additional storage units. Through from the kitchen you will find the utility room where the oil boiler can be found which powers the heating throughout the property which is all underfloor heating. Within this space is plumbing for a washing machine and additional storage which is vented creating an ideal airing cupboard space. The first floor landing is a mixture of exposed red brick and plastered walls with vaulted ceilings and additional storage cupboard. To your left is the larger of the bedrooms, with built in wardrobes and a four piece en-suite bathroom complete with walk in shower and Velux window. Sitting behind this bedroom is the smaller of the four, still a sizeable double bedroom with built in storage overlooking the rear gardens. In the middle of the landing is the family bathroom, another four piece suite with tiled flooring and surround and walk in shower with a range of vanity storage. the third bedroom is found towards the end of the hallway, with vaulted ceilings, carpeted flooring and a front facing aspect while the second bedroom sits at the rear of the property, a well-lit double bedroom which too benefits from an en-suite shower room with a walk in shower and tiled surround.

FIND US

Postcode : NR29 3EF

What3Words : ///proof.shredding.washable

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property benefits from 10 solar panels, fully owned sitting on the main roof space with a conversion box, and also utilises a septic tank.

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



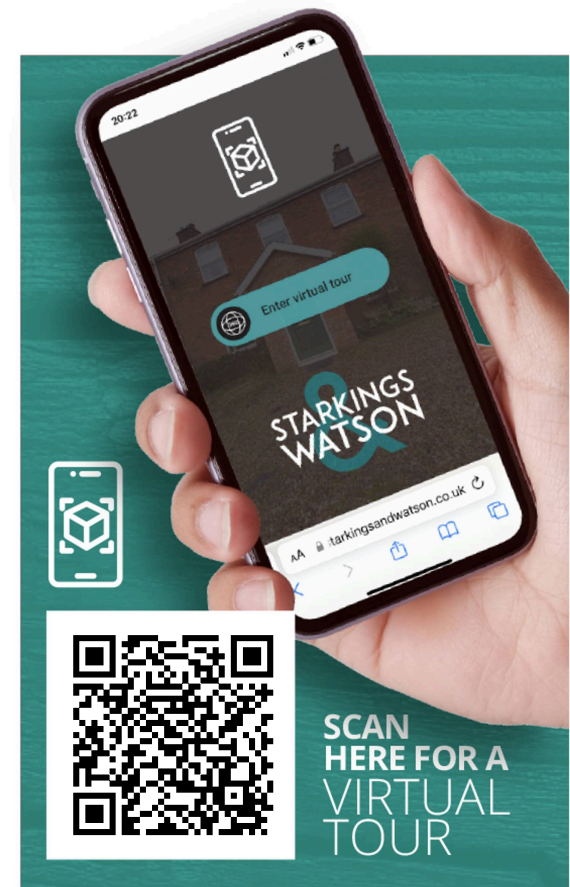




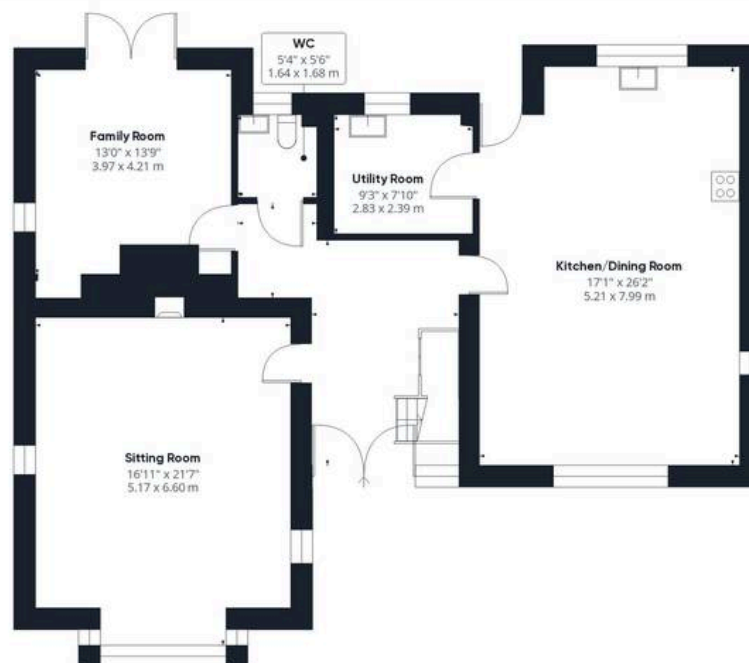


## THE GREAT OUTDOORS

Immediately to the rear of the property is a tiled patio seating area for keeping out of the sun whilst the rear of the garden opens into a cacophony of colour and open space in the form of a lawn garden and well maintained planting borders. A stone slab walkway leads you down the side of the garden towards the timber summer house, a fantastic spot to unwind in the serenity of your surroundings. the very rear of the garden forms the perfect planting garden space, suitable for growing your own vegetables with a raised patio seating area overlooking the farmed fields behind the property.







**Ground Floor**

**Approximate total area<sup>(1)</sup>**

2425.58 ft<sup>2</sup>

225.34 m<sup>2</sup>

**Reduced headroom**

93.7 ft<sup>2</sup>

8.7 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**





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