



Green Farm Barns Thursford Road, Little Snoring - NR21 0JW



Green Farm Barns Thursford Road

Little Snoring, Fakenham

Residing on the fringes of this EXCLUSIVE DEVELOPMENT, this CONVERTED BARN offers PRIVATE GARDENS, OFF-ROAD PARKING and GARAGE. This property is brimming with CHARACTER and CHARM with exposed timber beams, feature fireplace with LOG BURNER and period features throughout. Modern additions of Solar Panels and Air Source Heat Pump add to the 750 Sq. ft (stms) of accommodation, incorporating the ENTRANCE HALL opening with a 13' KITCHEN/DINING ROOM ROOM, with side access out to the garage and further parking - this is an ideal meet and greet space. Adjacent, a 17' SITTING ROOM with functioning log burner provides a spacious but cosy space. THREE BEDROOMS can also be found all of which providing useful built-in storage space, serviced by a FAMILY BATHROOM with shower over bath.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Spacious Accommodation of 750 Sq. Ft (stms)
- Three Bedroom Barn Conversion
- Exposed Beams & Period Features Throughout
- Solar Panels & Air Source Heat Pump
- 17' Sitting Room with Log Burner
- Country Style Kitchen/Dining Room
- Double Garage & Off-Road Parking
- Private & Landscaped Gardens in Tranquil Rural Setting

Little Snoring is a quaint village and civil parish nestled within the Norfolk countryside, approximately two miles east-north-east of Fakenham. This historic locale, mentioned in the Domesday Book, features the notable St. Andrew's Church with its distinctive round tower. Its past includes a period as the site of RAF Little Snoring. Today, the village maintains a traditional Norfolk character, fostering a strong community spirit and offering essential local amenities such as a primary school, post office, and public house, all within the serene backdrop of the surrounding rural landscape.



SETTING THE SCENE

Entering the development, a private driveway leads to the property where a garage and ample off-road parking can be found. Wood picket fencing encloses the property where a patio walkway surrounded by beautiful landscaped garden leads down a handful of shallow steps where a porch covers the main entrance.

THE GRAND TOUR

Upon entering, the light and bright entrance hall runs through the spine of the property allowing access to each part of the accommodation, with loft access above and wood flooring underfoot. Immediately to the left the kitchen and dining space enjoys a dual aspect with French door leading out to the garage and driveway. The kitchen employs sympathetic design with tiled worktops and splashbacks, painted white wall and floor base storage cupboards compliment. Heading into the sitting room, a fully functioning log burner can be found on a stone tiled base and exposed brick surround. Dual French doors lead out to a patio whilst light walls and a dual aspect ensure the room is bathed in natural light, exposed beams overhead provide an aesthetic contrast. Down the hallway, the family bathroom services three bedrooms, with a contemporary three piece suite and shower over bath surrounded with a white tiled splashback and wood flooring underfoot. Completing the accommodation, three bedrooms lead from the hallway, all enjoying generous built in storage space, wood flooring underfoot, radiators and exposed beams above.

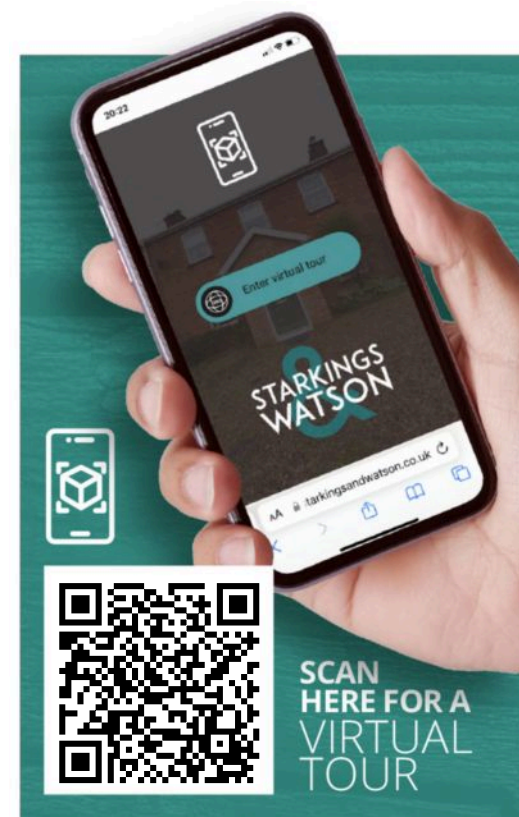
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VIRTUAL TOUR

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



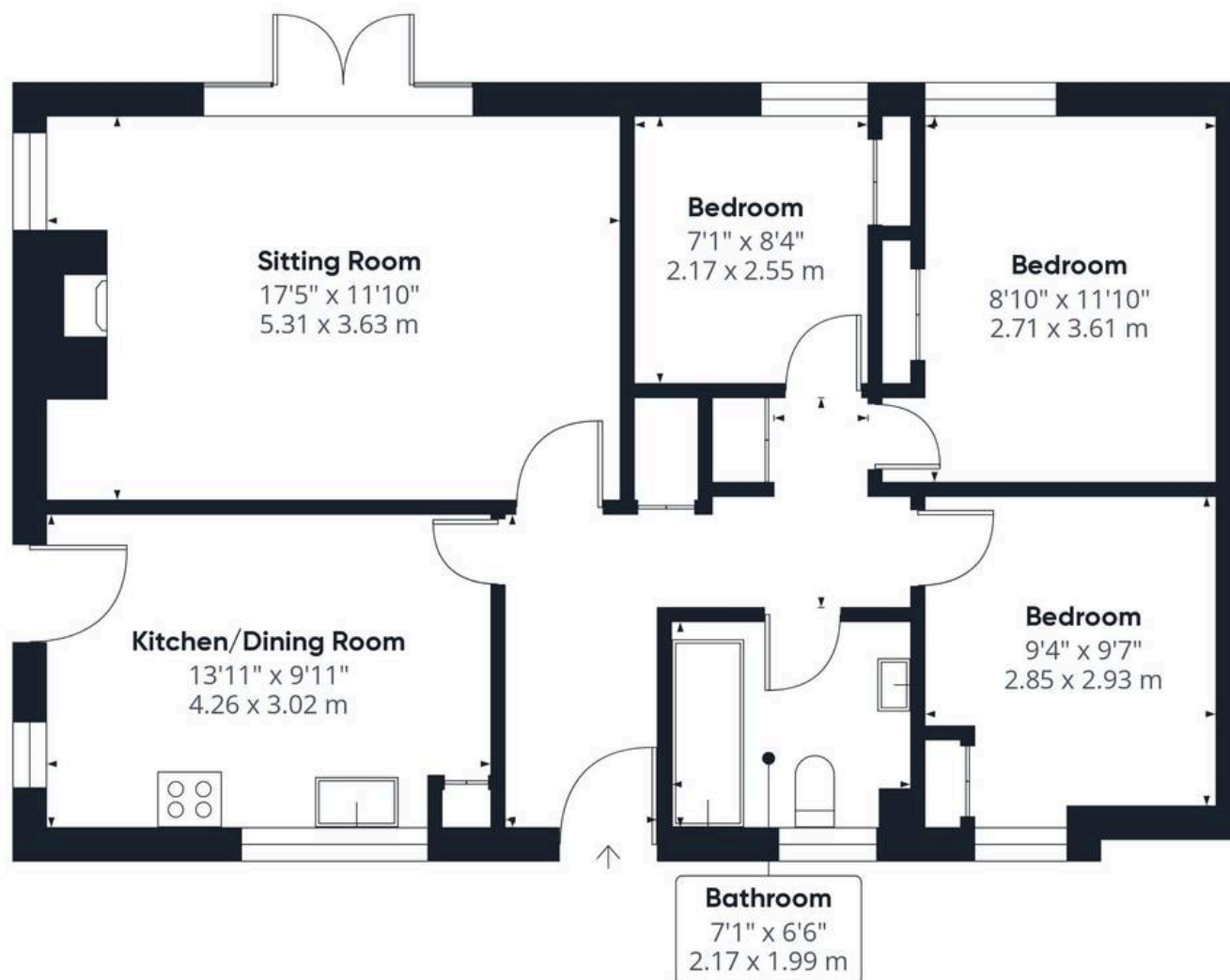




THE GREAT OUTDOORS

Surrounded by wood picket fencing, the generous wraparound garden provides patio walkways to all areas, predominantly laid to lawn with an array of attractive, colourful flower beds and mature shrubs, towards the rear of the property, French doors from the sitting room open to a patio. A further patio can be found to the edge of the garden with ample space for outdoor seating, making an ideal suntrap for the summer months.





Approximate total area⁽¹⁾

756.91 ft²

70.32 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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