



THE STORY OF

The Pines

Larling, Norfolk

SOWERBYS



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The Pines

Fen Lane Farm, Watton Road, Larling,
Norfolk, NR16 2AJ



Highly Specified Barn-Style Conversion

Completed in 2021

Flexible Accommodation with Four/Five Bedrooms

Three En-Suite and Family Bathroom

Stunning Open-Planned Living Space

Kitchen with Island, Quartz Work
Surfaces and Integral Appliances

First Floor Landing with Study Area

0.75A Paddock (STMS) and Rear
Garden Overlooking Larling Fen

Allocated Parking to Front and Driveway to Rear



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“We have loved the quiet and rural living the property offers with nature in the garden and around the land.”

A rare opportunity to purchase a recently converted barn-style home, which has been completed to the highest standard. ‘The Pines’ is a four/five bedroom contemporary barn conversion, which offers countryside living just a few minutes’ drive from the A11. This attractive property also comes with a 0.75-acre paddock (STMS).

The ground floor features a hallway entrance, ground floor WC, separate utility room, 30ft. open plan kitchen/

dining/living room, and ground floor en-suite bedroom, which provides a high degree of versatility—currently used as an additional reception room.

The upstairs offers four further double bedrooms, two of which have their own en-suite facilities, an additional bathroom, and a spacious landing, which enjoys the additional benefit of having ample space for a study.



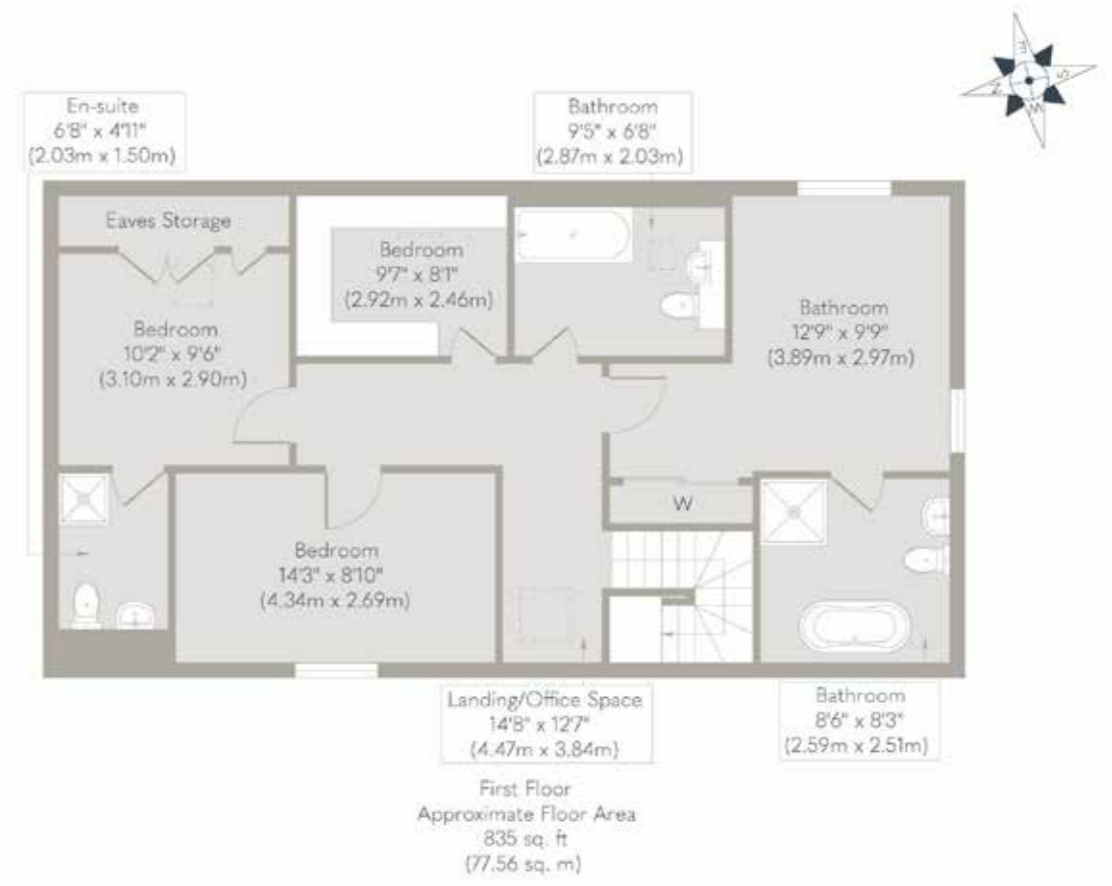
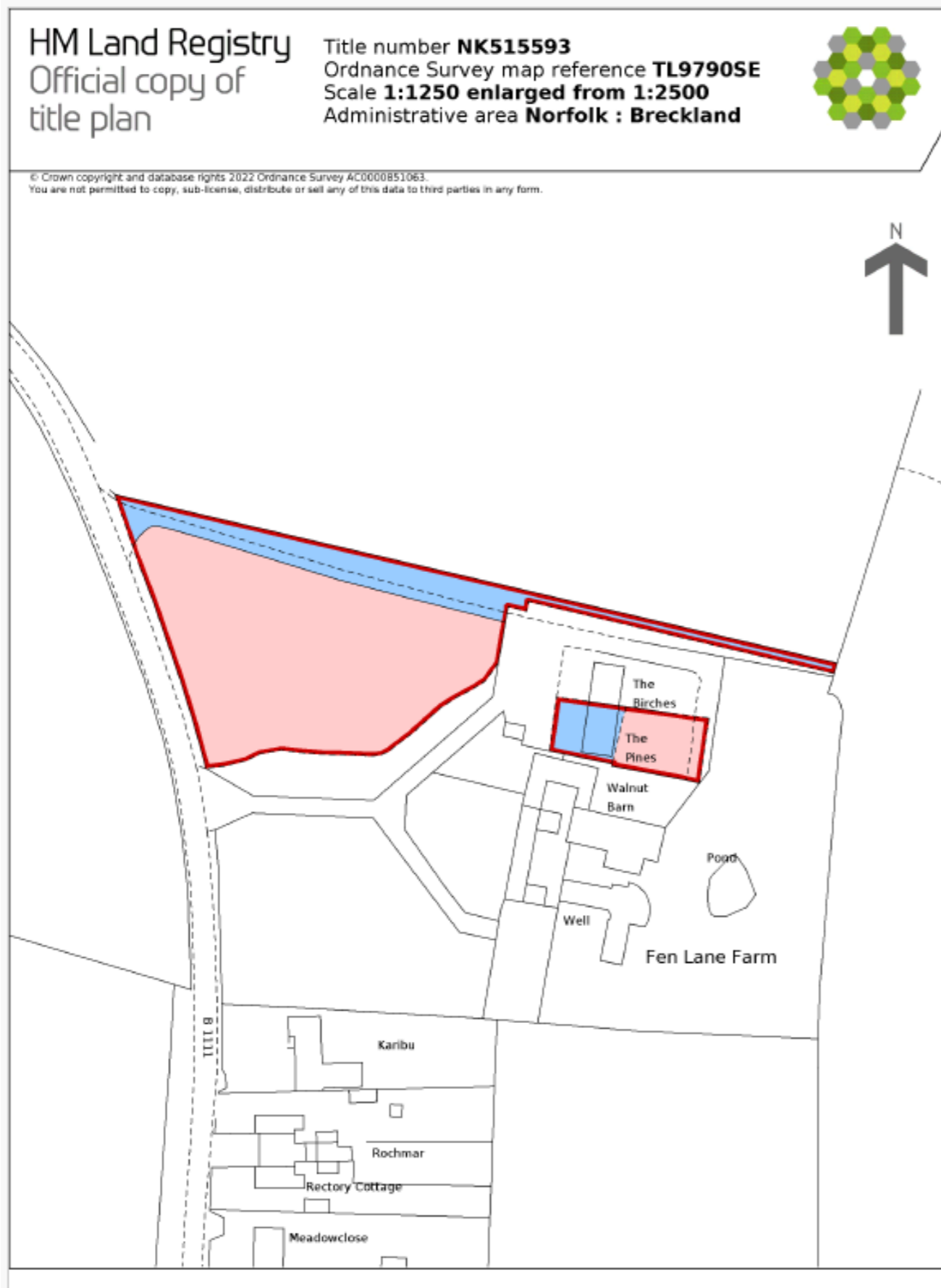
“We would describe our home as peaceful, modern and natural.”





Outside, there is plenty of parking, a fabulous rear garden, and countryside views. The 0.75-acre (STMS) paddock is to the front of the property. Whilst the front façade is that of a traditional Norfolk barn, the rear is contemporary, and the blend of these two styles should be viewed to be appreciated.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Larling

IN NORFOLK
IS THE PLACE TO CALL HOME



Larling is located approximately 8.5 miles north east of Thetford. The sought after market town of Thetford benefits from its well connected transport links, with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough.

It's location by the A11 means Norwich is just 25 miles away by car and Bury St Edmunds just 15 miles, while the dual carriageway all the way to the A14 means Newmarket and Cambridge are an easy commute. There is an excellent range of facilities and good schools, a twice weekly market and Thetford Forest is just minutes away which is a haven for wildlife and offers endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.

The ancient city of Norwich has been home to writers, radicals and fiercely independent

spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.



Note from the Vendor



“Our favourite spot is the back of the house as there are unspoilt views of the wildlife that come in and out of the garden”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via private sewerage treatment plant. Thermostatically controlled electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9539-3535-4000-0229-6226

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: // solder.checked.skim

AGENT'S NOTE

A covenant is in place restricting building on the paddock to the front of the property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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