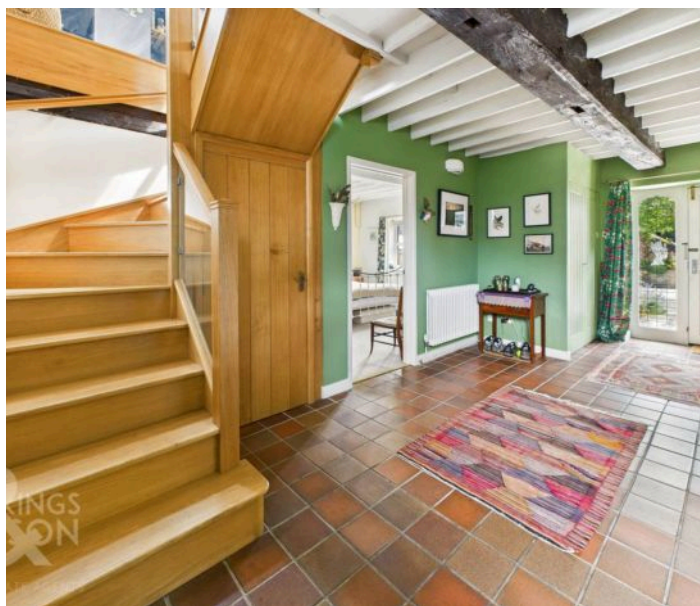




Church Farm Barns, The Street - NR14 7DW



Church Farm Barns

The Street, Norwich

NO CHAIN. This charming property presents a UNIQUE OPPORTUNITY to own a semi-detached 2060+ Sq. ft (stms) BARN CONVERSION in a GATED STYLE COMMUNITY, within a SHORT DRIVE to NORWICH CITY CENTRE. Enjoying a RURAL VILLAGE SETTING with COUNTRY PERSUITS on your door step, the property is WELL CONNECTED with EXCELLENT ROAD LINKS close by, including the A47 and A11. The EXTENSIVE MODERNISATION has resulted in a PERFECT BLEND of modern character and traditional charm, featuring EXPOSED BRICK WORK, TIMBER BEAMS, and NEW replacement WINDOWS and DOORS. Upon entering, a welcoming hall entrance greets you, with the GRAND VAULTED CEILING of the 44' OPEN PLAN LIVING and KITCHEN space is sure to impress, complete with a bespoke handcrafted kitchen boasting a CENRAL ISLAND. The sitting room offers a COSY AMBIENCE with a double-sided cast iron WOODBURNER nestled in a grand central chimney, perfect for entertaining or relaxing evenings. The remodelled interior, including bespoke oak wood stairs in the hall, adds a touch of ELEGANCE to this already stunning property. Additionally, the property comes with a garage and private driveway providing exclusive parking, along with THREE DOUBLE BEDROOMS, an en suite, and a main bathroom, offering ample space for a growing family or hosting guests. Further RECEPTION SPACE includes a LIBRARY and STUDY room, flowing into the GROUND FLOOR GARDEN ROOM. Situated in a barn complex, the outdoor space of this property is a true gem. The fully enclosed gardens located to the front of the property BASKS in the SOUTH SUN, creating a tranquil retreat.

- No Chain!
- Semi-Detached Barn Conversion in Gated Style Community
- Extensive Modernisation with Replacement Windows & Doors
- 44' Open Plan Living & Kitchen Space with Grand Vaulted Ceiling
- Perfect Blend of Modern Character including Exposed Brick Work & Timber Beams
- Remodelled Interior including Bespoke Oak Wood Stairs
- Garage & Private Driveway Providing Exclusive Parking Area
- Three Double Bedrooms, En Suite & Main Bathroom

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

The South Norfolk village of Bramerton is a highly sought after location due to it's country setting, whilst neighbouring the villages of Rockland St Mary and Surlingham. The village of Bramerton provides local amenities including bus service, whilst Rockland offers a village store and post office. Access to the river network can also be gained, with excellent transport links provided to Norwich and Beccles.

SETTING THE SCENE

When entering the complex, visitor parking can be found to your left, with the property tucked around the back, with a private driveway section offering exclusive parking and garage access. The garage offers parking or storage, with power and lighting. A pedestrian gate takes you to the garden and main entrance door - with an unassuming and tucked away feel, ideal for those seeking a private life.



THE GRAND TOUR

A grand hall entrance can be found with tiled flooring underfoot and a mixture of contrasting colours and exposed brickwork, with ample space for coats and shoes. A large built-in double storage cupboard can be found to one side, with a range of timber beams above. Stairs can be found to the far corner leading to the first floor reception room and kitchen, with useful built-in storage cupboard below. The hallway continues around to the rear of the property with further storage and feature arch topped windows providing access to the bedroom accommodation on the ground floor. Immediately as you enter the property, on your right hand side is the main double bedroom with views to the front overlooking the garden - providing a calming and neutral decor with painted beams above. This light and bright room offers ample space for bedroom furniture with a door taking you to a private en suite beyond, with a newly fitted white three piece suite in a period style. Storage can be found under the hand wash basin with a walk-in double shower cubicle including tiled-splash backs and a thermostatically controlled rainfall shower. The arch topped window beyond creates an attractive feature to the room. The next bedroom can be accessed from the rear of the hall, with views to the front with fitted carpet underfoot and a feature cast iron style radiator to one side. The third bedroom offers a distinctive decor and a full width range of built-in wardrobes, sitting comfortably opposite the ground floor bathroom - serving all the bedrooms. The bathroom offers a contemporary white four piece suite including tiled splash-backs and a wet room style shower area with a twin head thermostatically controlled rainfall shower above. The deep panelled bath includes a waterfall mixer tap, all sitting under a vaulted ceiling with exposed brickwork and feature window above. This light and bright room includes an arched top window and recessed spotlighting for ease of living. A utility cloak room with a white two piece suite allows space for a washing machine, with fully tiled walls and exposed timber beam. At the far end of the hallway a library area has been created with extensive shelving and tiled flooring continuing underfoot. A step takes you to an ideal study area which is also currently used as a gym space, with a vaulted ceiling above and painted timber beams along with a feature cast iron style radiator. French doors open up to the garden room which extends the living space on the ground floor - presented with a light and bright feel including a glass roof and sliding doors to the front courtyard patio seating area, with wood effect flooring underfoot. This versatile space doubles as an attractive study or living space, with exposed brickwork and a feature cast iron style radiator.

The saying 'seeing is believing' couldn't be truer when heading upstairs. The concept of open plan living can be daunting, but this large space captivates a contemporary life style with period charm, whilst somehow remaining cosy despite the rooms vast proportions. As you step up, the kitchen forms the first part of the space, with a hand crafted range of storage, including a central island. With space for a range style cooker, windows and velux windows to front and rear create a light and bright feel, with wood and tiled splash backs.

A ceramic twin butler sink is recessed into the island, with space provided for a fridge freezer. The grand full height brick build fireplace includes an inset cast iron woodburner which is double sided. Stripped wood flooring runs underfoot, with ample space for soft furnishings and a dining table, with further velux windows. A feature exposed brick gable wall encapsulates an arch topped window, whilst an array of bespoke storage is built-in.

FIND US

Postcode : NR14 7DW

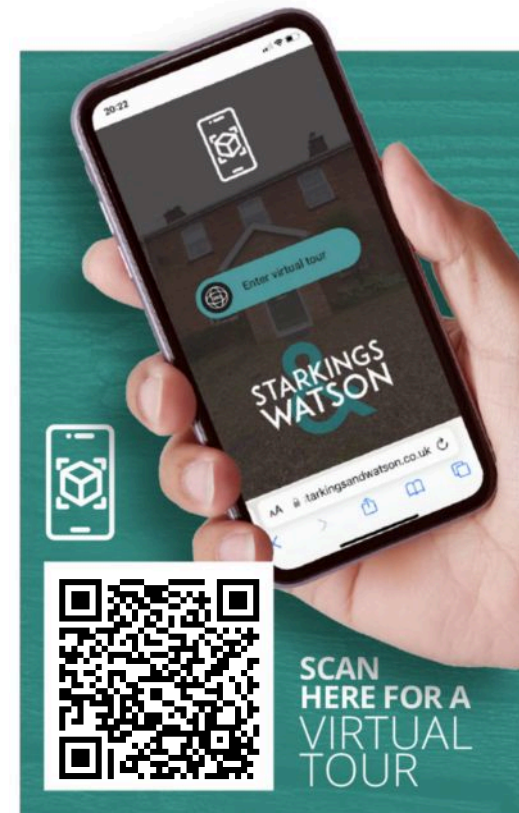
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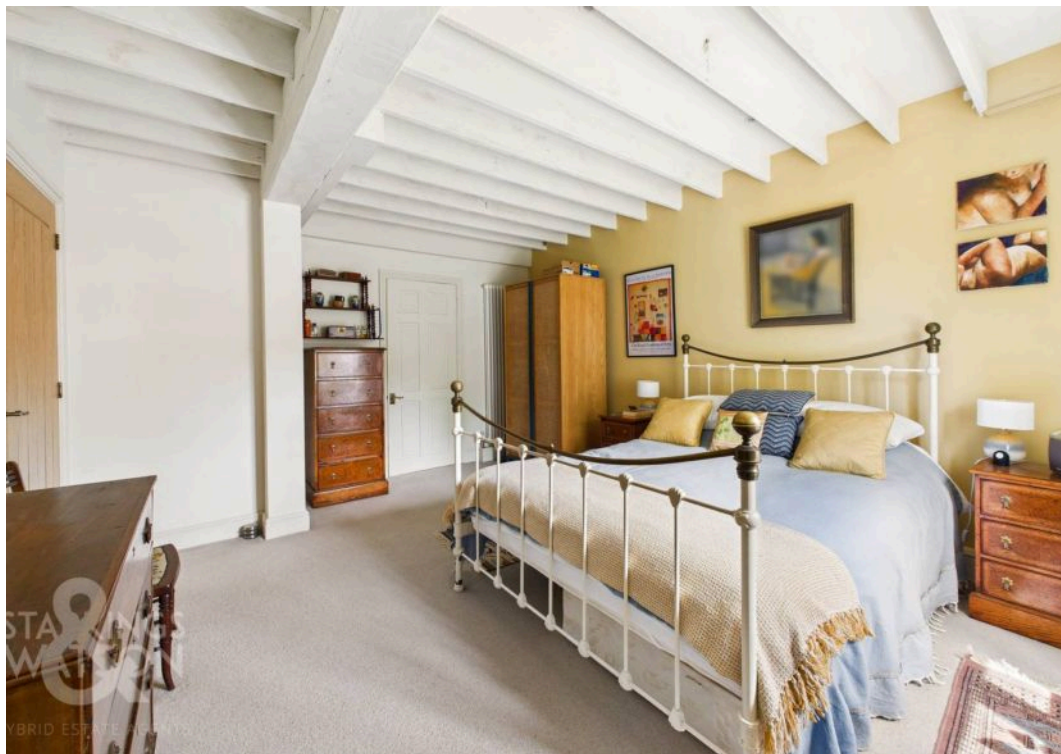
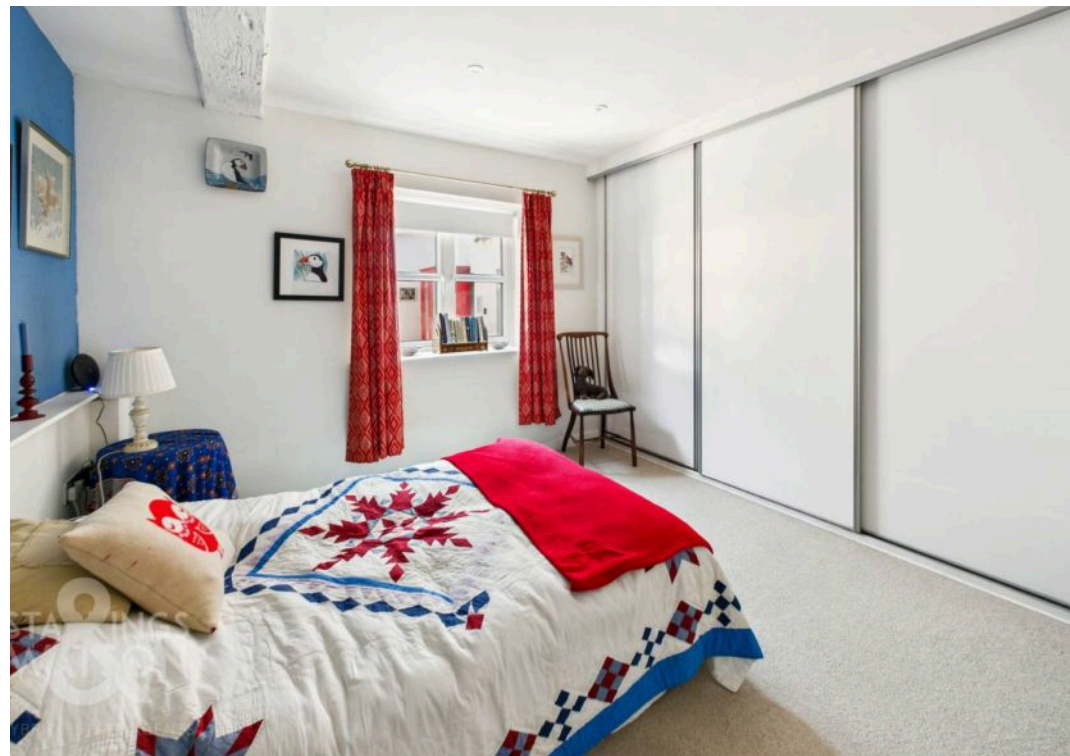
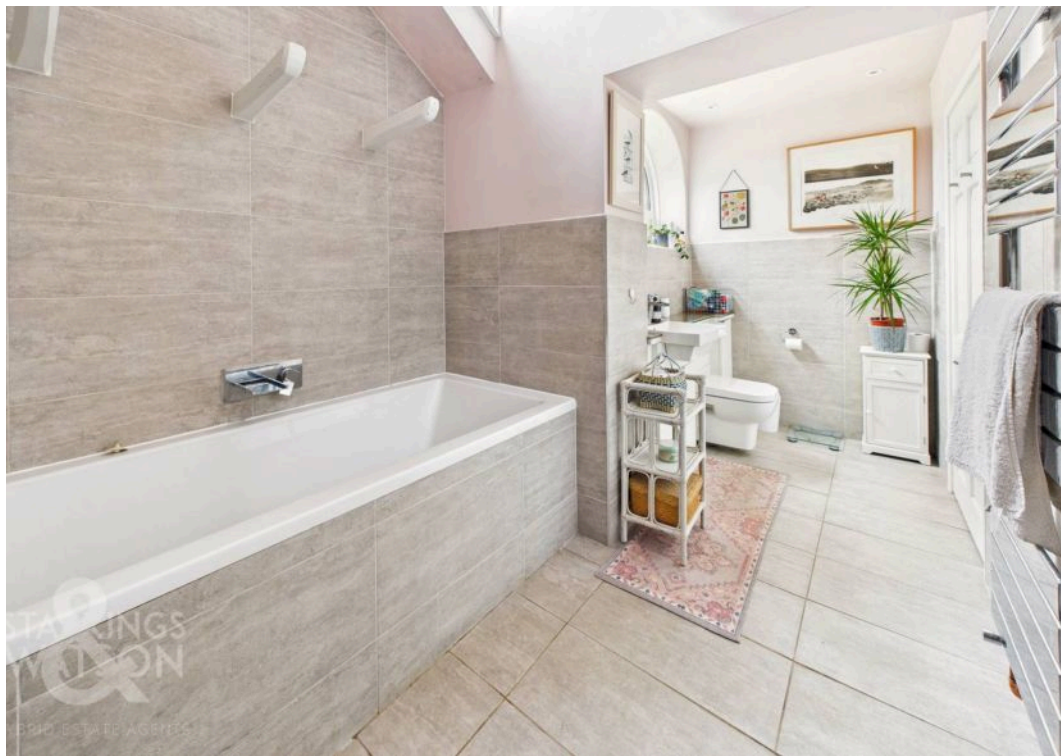
VIRTUAL TOUR

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

AGENTS NOTES

The property is held across two title deeds, with the main property and driveway parking held separately. The property is located in a conservation area, and the main communal driveway is offered with a shared cost responsibility.



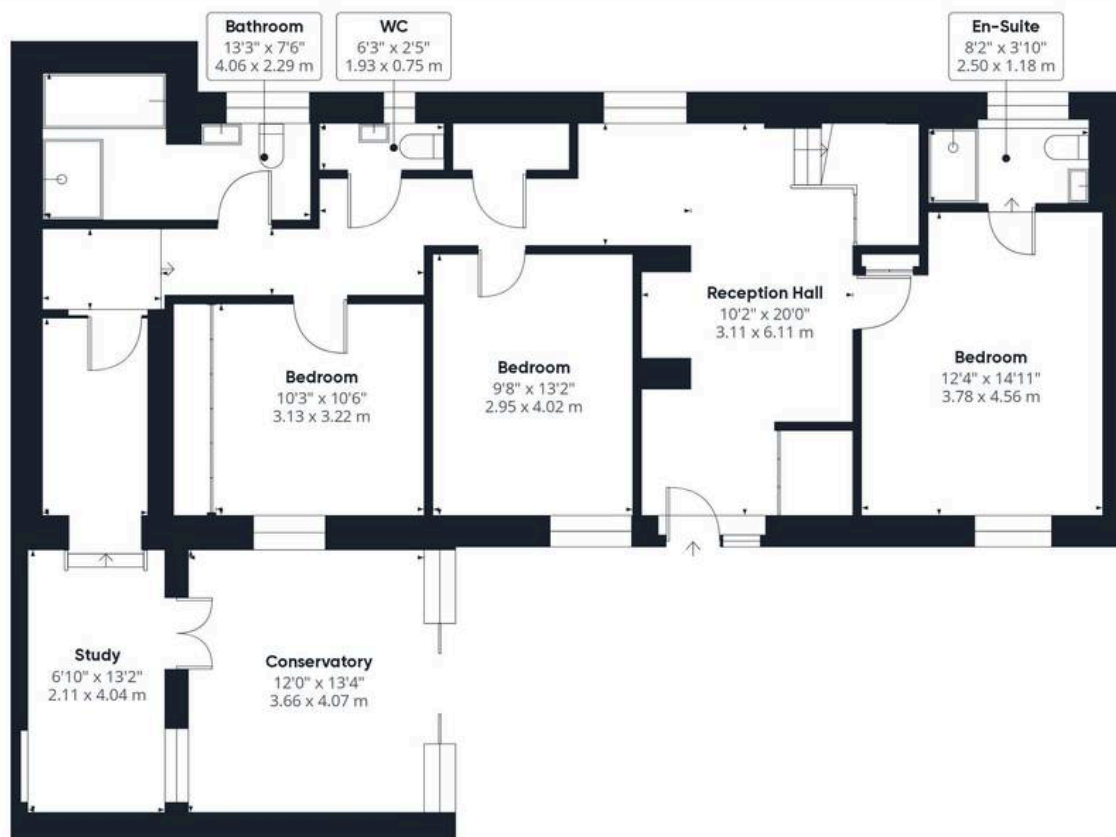




THE GREAT OUTDOORS

Situated in a barn complex, the gardens are fully enclosed and located to the front of the property, enjoying the south sun. Unlike a traditional front garden, this tranquil landscaped space is tucked away for every day use, with a mixture of hard and soft landscaping, including an abundance of planting. From the patio seating area, adjacent grass area, and raised beds, even a courtyard style space has been created from the ground floor garden room. A picture from every angle, the garden is perfect for a someone seeking potential, or those wanting a lock up and leave arrangement.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2064.74 ft²

191.82 m²

Reduced headroom

118.09 ft²

10.97 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.