



Bungay Road, Poringland - NR14 7NA



Bungay Road

Poringland, Norwich

Steeped in HISTORY and BRIMMING with CHARACTER, this remarkable DETACHED BARN STYLE HOME is believed to be the oldest building in Poringland, dating back approximately 500 years. Now FULLY MODERNISED to an EXCEPTIONAL STANDARD, the property seamlessly blends ORIGINAL FEATURES with CONTEMPORARY LUXURY. Set within a generous 0.21 ACRE PLOT (stms) in the heart of the village, the home offers a wealth of versatile accommodation. The grand HALL ENTRANCE sets an impressive tone with EXPOSED TIMBER BEAMS, leading to a W.C and MAGNIFICENT 25' SITTING ROOM with a CENTRAL WOOD BURNER, perfect for cosy evenings. The DINING ROOM offers a TRIPLE ASPECT ROOM with a variety of uses, whilst also creating a link to the NEWLY INSTALLED KITCHEN and adjacent UTILITY ROOM. Measuring 21', the KITCHEN/DINING ROOM features a CENTRAL ISLAND whilst sitting under a vaulted ceiling, creating an ideal setting for both family life and entertaining. With ATTRACTIVE CABINETRY and SOLID WOOD WORK SURFACES, the kitchen creates the perfect blend of FUNCTIONALITY and family space. A ground floor BEDROOM/STUDY also includes an INDEPENDENT EXTERIOR ACCESS with a PRIVATE LUXURY EN SUITE. UNDERFLOOR HEATING runs through the KITCHEN and STUDY, whilst networking has been installed throughout the house.

Upstairs, THREE FURTHER BEDROOMS are available, two of which benefit from LUXURY EN SUITES and a range of EXPOSED TIMBER BEAMS. An EXPANSIVE DRIVEWAY leads to a DOUBLE GARAGE, providing ample parking and storage. A rear COURTYARD enjoys a SECURE and SECLUDED SETTING, whilst the SOUTH FACING WALLED GARDENS are a true sanctuary, offering landscaped spaces that are both private and inviting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Fully Modernised Character Home
- Approx. 0.21 Acre Plot in Central Poringland (stms)
- 25' Sitting Room with Central Wood Burner
- 21' Kitchen/Dining Room with Central Island & Vaulted Ceiling
- Up to Four Bedrooms with Three Luxury En Suites
- Grand Hall Entrance with Separate Dining & Utility Rooms
- Expansive Driveway with Double Garage
- Impressive South Facing Walled Gardens

Situated within the highly sought after South Norwich village of Poringland, The village itself offers every amenity a family could need including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.



SETTING THE SCENE

Set back from the road and approached via a shingle sweeping driveway, ample off road parking and turning space can be found with access leading to the gated front garden and detached double garage. Lawned gardens sit behind mature high level hedging, with a range of trees and shrubbery, whilst a further gated access leads to the rear courtyard. Double timber gates open up to the main front garden with a footpath taking you to the entrance porch and front door.

THE GRAND TOUR

Once inside, a characterful, bright and inviting hall entrance greets you, with wood flooring underfoot and stairs rising to the first landing. Exposed timber beams above a clean neutral décor with all lighting greeting you while solid wood doors give a hint as to the accommodation beyond. Under the stairs built-in storage can be found, whilst a ground floor W.C sits opposite, complete with a newly installed white two piece suite with storage under the hand wash basin. The main sitting room sits at the front of the building with a large feature fireplace, brick surround and timber beam above, with an inset cast iron wood burner and tiled hearth. Fitted carpet runs through the space with exposed timber beams above. Dual aspect views can be enjoyed via the five front and side facing windows, with ample space for soft furnishings. The dining room leads off the hall entrance creating a link to the adjacent kitchen, with a versatile range of uses. Currently finished with wood flooring underfoot and triple aspect views including French doors which lead out to the courtyard garden. A door takes you to the kitchen where you can appreciate the vaulted ceiling and garden views to front, whilst access leads to the utility room - tucking away the laundry appliances and offering extensive useful storage. The utility includes solid wood work surfaces with an inset ceramic butler sink with space for a washing machine and tumble dryer, along with useful utilities such as the wall mounted gas fired central heating boiler and underfloor heating controls. The kitchen sits under the vaulted ceiling with exposed timber beams and velux windows above, with an L-shaped arrangement of wall and base level units including a matching single central island. The island includes an inset double ceramic butler sink, with mixer tap above and solid woodwork surfaces. Space is provided for a range style gas cooker with tiled splash-backs and extractor fan. Integrated appliances include a dishwasher whilst space is provided for an American style fridge freezer. The central island also forms a breakfast bar with herringbone style wood effect flooring and under floor heating underfoot, feature fireplace and media unit with windows and French doors taking you to the front garden. A further door takes you to the adjacent study which could also offer ground floor bedroom accommodation, with separate access if required, complete with fitted carpet and under floor heating, vaulted ceiling above with a velux window and door to an ensuite shower room. Offering a contemporary modern white three piece suite including storage under the hand wash basin, the walk-in shower cubicle includes an Aqualisa power shower with tiled splash-backs and recessed spotlighting.

Heading upstairs, the landing forms part of the original part of the property with a velux window to rear and exposed timber beams continuing the character theme throughout the first floor. The landing includes ample space for storage or sideboards, with doors taking you to the three bedrooms. The main bedroom sits to the rear, with tree lined views beyond, fitted carpet underfoot and a useful wardrobe to one side. A private ensuite leads off having been re-fitted to include a feature double ended freestanding bath with mixer shower tap, hand wash basin with useful storage below and a walk-in shower cubicle with an Aqualisa power shower. The tiled splash-backs offer a striking finish with a heated towel rail and velux window. The second bedroom sits at the front of the property with exposed timber beams and recessed spotlighting with fitted carpet underfoot and a door to a further ensuite. Completed in a similar style with storage under the hand wash basin, a walk-in double shower cubicle includes an Aqualisa power shower with a heated towel rail, exposed timber beams and velux window. Completing the property is the third bedroom, which is a comfortable double with fitted carpet underfoot, rear facing velux window and exposed timber beams.

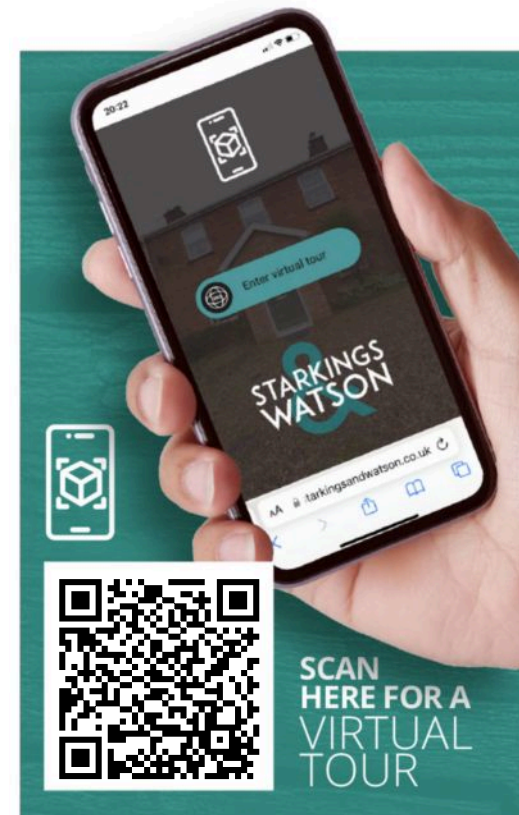
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The main walled gardens sit to the front, accessed via double timber gates on the driveway. French doors lead out from the kitchen, with the garden including an area of grass and paving. The garage sits adjacent with twin up and over doors to front, door to side, storage above, power and lighting. The rear courtyard leads from the utility room and dining room, also walled and paved, including gated access to the driveway.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2000 ft²
185.6 m²

Reduced headroom

58 ft²
5.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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