



Church Farm Barns The Green, Freethorpe - NR13 3AH



Church Farm Barns The Green

Freethorpe, Norwich

NO CHAIN! Converted in 2011, this STUNNING BARN CONVERSION offers OVER 2500 Sq. ft (stms) of accommodation, with SOUTH FACING GARDENS and a DOUBLE GARAGE integral. Forming part of a BARN COMPLEX in the heart of NR13, this SPACIOUS and CHARACTERFUL PROPERTY offers large rooms, high ceilings and GALLERIED LANDINGS. 'C' rated for energy efficiency ensures the property is economical for its size. The HIGH SPECIFICATION internal FINISH includes an entrance hall with W.C, 16' FAMILY ROOM with DOUBLE DOORS creating a GRAND ENTRANCE to the 16' SITTING ROOM which is complete with a WOOD BURNER. The 23' KITCHEN/DINING ROOM is open plan with GRANITE WORK SURFACES and a useful UTILITY ROOM beyond. A side lobby leads to a study/bedroom, rear facing bedroom and BATHROOM - creating ANNEXE OPTIONS. The entire ground floor benefits from UNDER FLOOR HEATING. Upstairs, two sets of stairs lead to THREE DOUBLE BEDROOMS - all with EN SUITES. The REAR GARDEN is fully enclosed and laid to lawn.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain
- 2500+ Sq. ft (stms) Barn Conversion
- Integral Double Garage
- Four/Five Bedrooms
- Three Reception Rooms
- Annexe Potential (stp)
- South Facing Gardens
- Family Bathroom & Three En Suites

Situated in the heart of Freethorpe, the village is located to the East of Norwich with local facilities including public house, church, school and bus services. There is access close by to the A47 and the larger village of Acle which has a more comprehensive range of amenities including village shops, schools and train station.

SETTING THE SCENE

Occupying a private tucked away setting with a shared driveway leading to the main entrance and integral double garage, parking can be found directly outside the property for several vehicles on the communal drive.



THE GRAND TOUR

As you head inside, a welcoming meet and greet space can be found within the hall, with pamment tiled flooring underfoot and a range of character features immediately on offer - including exposed brickwork and timber beams. Stairs rise to one section of the first floor whilst an opening leads you into a sizeable family room which offers a versatile living space, complete with wood flooring underfoot and further stairs to the first floor with exposed brickwork. This modern but characterful room could easily be a snug/study if required, with a door leading off to the kitchen and double doors creating a grand entrance into the formal sitting room, centred on the exposed brick wall and cast iron wood burner to one corner. This light and bright living space offers full height windows to the front, and views to the full height galleried landing above, with an open aspect to the adjacent kitchen/dining room. A wonderful open plan flow can be found ideal for modern family living, whilst also enjoying direct garden access through the rear facing french doors. The kitchen area offers a high specification range of wall and base level units with granite work surfaces forming a breakfast bar and island, while space is provided for a Rangemaster electric cooker, and the microwave combination oven and dishwasher are integrated. Pamment tiled flooring can be found to the kitchen area with a dresser style unit in the same kitchen design, with glazed display cabinets and plate rack, whilst a continuation of the wood flooring flows from the sitting room and into the dining room. From the kitchen, a door leads to the utility room, offering further storage and space for laundry appliances, along with a built-in cupboard to one corner and window facing to the rear. Leading off the hallway, as you enter the property is a useful ground floor W.C, with tiled splash backs, whilst a side lobby leads from the main sitting room to further ground floor living or bedroom accommodation - ideal as an annexe. Two reception rooms or bedrooms lead off this side lobby to front and rear. Seated between these two rooms is a useful ground floor found bathroom - a fantastic size with tile splash backs, shower over the bath and useful storage under the sink unit.

Heading upstairs to the first set of stairs from the main hall entrance, the galleried landing enjoys windows to front and exposed brickwork, whilst leading to a private double bedroom with en suite facilities - sitting under a vaulted ceiling with velux windows to rear. This spacious room is finished with fitted carpet and a window to front, whilst the en suite offers a shaped bath with tiled splash back, shower cubicle and heated towel rail. The landing is also galleried with the velux window to rear and window to front, with doors leading to two further bedrooms. Starting in the main bedroom with velux windows at the rear and a window to front, doors lead off to a walk-in wardrobe with storage shelving and rails, along with an adjacent en suite shower room with a double shower cubicle, tiled splash backs, built-in storage and heated towel rail. The second bedroom is also a fantastic size with fitted carpet underfoot and velux window to rear, whilst enjoying a private en suite shower room with built-in storage and a heated towel rail.

FIND US

Postcode : NR13 3AH

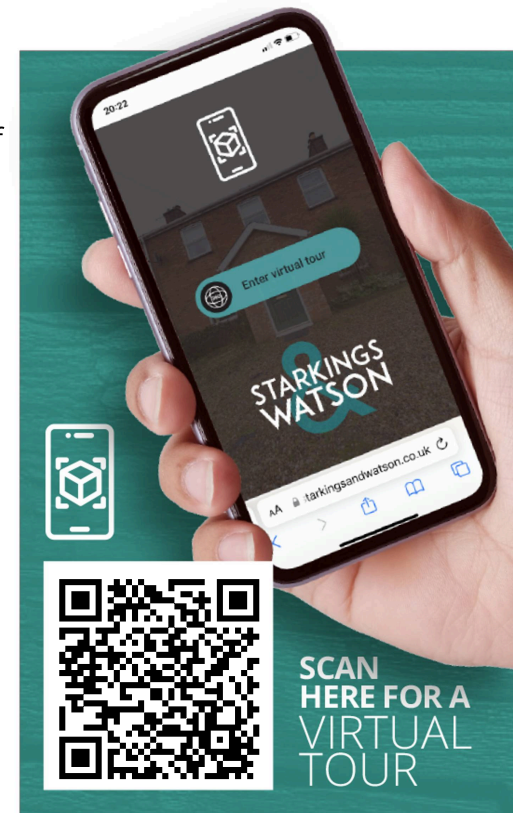
What3Words : ///crawler.expiring.guess

VIRTUAL TOUR

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

AGENTS NOTE

The oil tank is positioned at the front of the development. Prior planning permission was obtained to create a rear access into the garden - this is believed to have now lapsed.



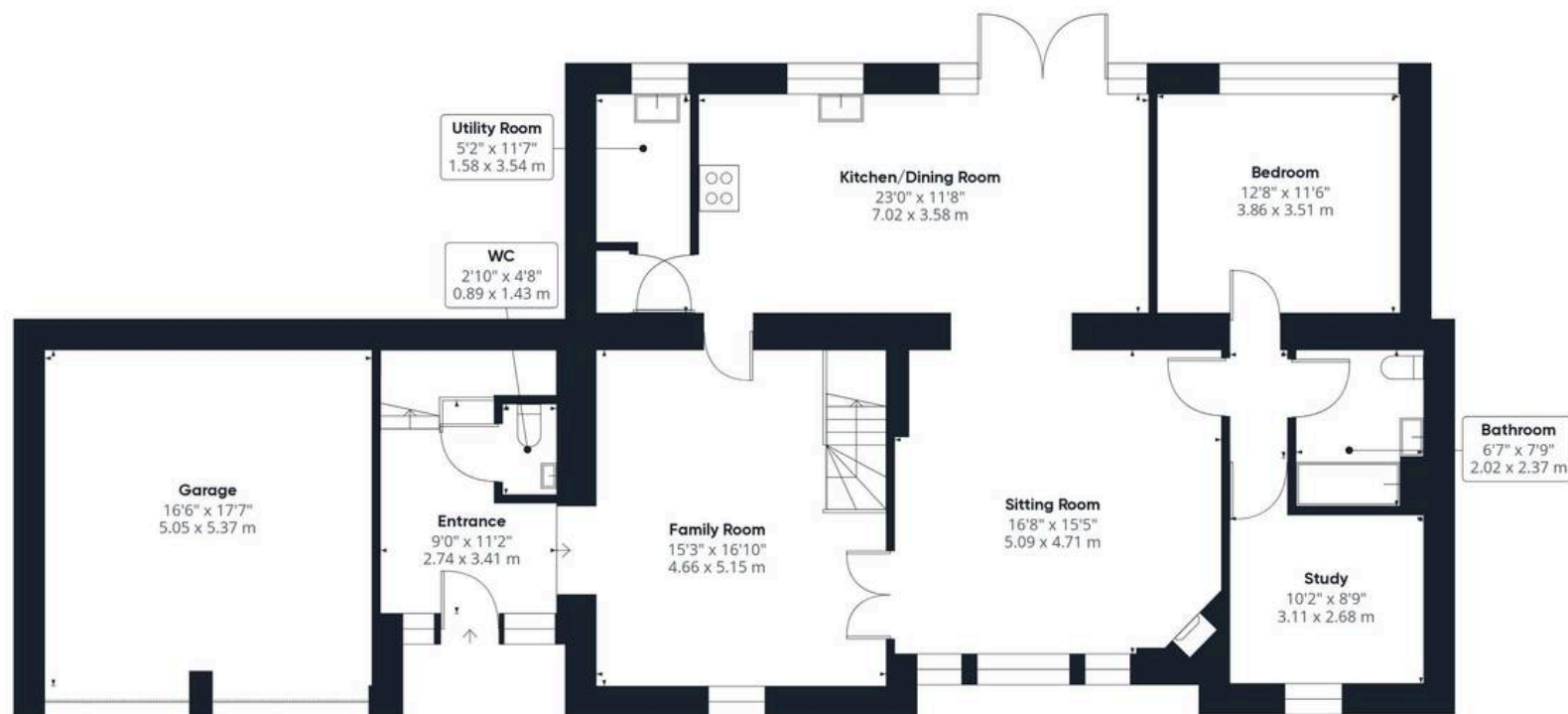




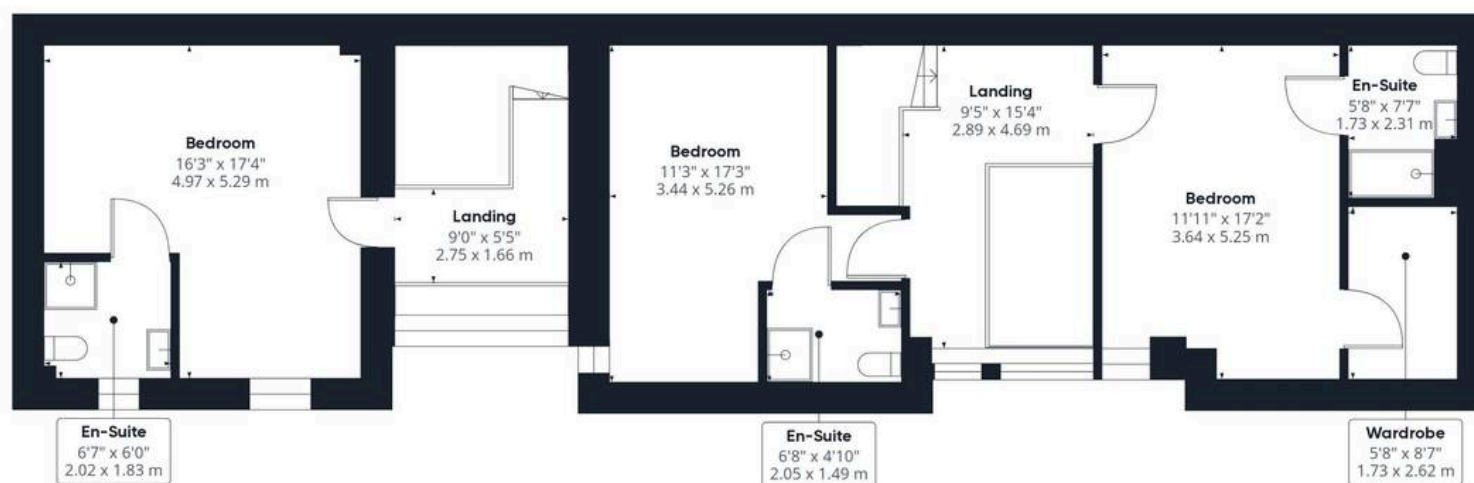
THE GREAT OUTDOORS

The garden is fully enclosed and enjoys a south facing aspect, whilst being mainly laid to lawn and finished with planted borders to all sides. Timber panel fencing and mature hedging enclose the garden, creating a private space including a patio area which extends from the rear French doors in the kitchen/dining room, along with a useful storage shed to the one corner. Integral to the property is the double garage with twin up and over doors to the front, floor standing oil fired central heating boiler, hot water storage tanks, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2523.38 ft²
234.43 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

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.