



Church Lane, Winfarthing - IP22 2EA



Church Lane

Winfarthing, Diss

Located within a QUIET & TUCKED AWAY village position, this HIGHLY IMPRESSIVE FIVE BEDROOM BARN CONVERSION & ADJOINING ANNEXE offers a sublime living space for those seeking character, charm and style within their home. Boasting an extensive total internal footprint of 3311 sqft (stms) in total, the property comprises of a three bedroom BARN CONVERSION and an adjoining two bedroom ANNEXE, providing flexibility and ample accommodation for a variety of lifestyles. The main residence features FOUR RECEPTION rooms, with EXPOSED TIMBER BAMS & INGLENOK FIREPLACE, a kitchen and two utility areas, a GALLERIED LANDING, three bedrooms and two bathrooms. The adjoining annexe which has self contained access as well as internal access offers a kitchen, main sitting room, TWO BEDROOMS and TWO BATHROOMS. To the front of the property there is secure GATED and private access onto the huge driveway with carport parking for THREE VEHICLES ensuring convenience and peace of mind for residents in addition to the ample shingled driveway parking suitable for at least 10 vehicles. For those who appreciate the great outdoors, the property's outside space is sure to impress. The generous and private plot of approximately 0.78 acres (stms) encompasses both front and rear garden areas, providing a vast canvas for landscaping and outdoor enjoyment. Furthermore, the large detached STORAGE BARN/WORKSHOP adds a practical element to the property, offering storage solutions or the potential for conversion, subject to necessary planning permissions. Excellent access to Diss and the TRAINLINE TO LONDON makes this property an ideal choice for commuters seeking a rural retreat with urban connections.



The property is located within the sought after and semi-rural village of Winfathing just a few miles north of the market town of Diss. The village of Winfathing is a small village with a good sense of community with a local pub and primary school and the town of Diss offers a wide range of local shops and amenities, mainline railway station which has regular services connecting to London, Liverpool Street and Norwich. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich

SETTING THE SCENE

Approached from Church Lane you will find secure electric double gates with video entry leading onto the large shingled driveway. The driveway is highly impressive providing parking for multiple vehicles. Within the driveway you will find a double car port and single car port providing covered parking for three vehicles. You will find landscaped front gardens with raised planting, mature trees and shrubs. There is main front door access to the barn from the driveway as well as self contained access to the adjoining annexe. To the side you will find secure double gates leading from the driveway to the top of the garden and the large detached workshop meaning you can easily drive vehicles to the workshop if required.

THE GRAND TOUR

Entering the barn via the main entrance to the front there is an impressive reception hallway with tiled flooring and a hand built oak staircase to the first floor landing. The main reception room can be found to the right of the hallway with a large inglenook fireplace housing a woodburner. The sitting room is filled with character with exposed beams and timbers throughout.



A door leads to the utility room from the sitting room with space and plumbing for white goods as well as access to the rear garden and internal access to the annexe. Heading back from the entrance hallway you will find a separate dining room to the front of the house with further exposed timbers. There is also a w/c off the hall as well as access to the kitchen/dining room. The kitchen/dining room features a vaulted ceiling with exposed timbers and a woodburner as well as double doors onto the rear patio. The country style kitchen offers a range of units with granite worktops over as well as a double range oven and double butler sink. There is then space for all remaining white goods. From the kitchen you will find a small utility area with further kitchen space and worktops with steps up to the final reception space or family room. Heading up to the first floor galleried landing you will find a full height ceiling with exposed timbers. To the right of the landing is a dual aspect double bedroom with a plethora of character. In the other direction you will find another bedroom used as a dressing room currently and the family bathroom with shower over the bath. A door from the landing leads through to the main bedroom and en-suite shower room. The bedroom again offers a dual aspect as well as full height ceiling with exposed timbers.

THE ANNEXE

Accessed via the main entrance door from the driveway you will find a large L-shaped hallway with access to all rooms. The first room on the left is the second bedroom. The kitchen offers a range of units with rolled edge worktops over as well as integrated electric oven and hob over. There is then space for all further white goods in addition. Adjacent is the bathroom with w/c, hand wash basin and bath. The sitting room found to the front offers a dual aspect as well as brick built inglenook fireplace. The final room is the main double bedroom with an adjoining en-suite shower room.

FIND US

Postcode : IP22 2EA

What3Words : ///reclaim.profitd.easy

AGENTS NOTE

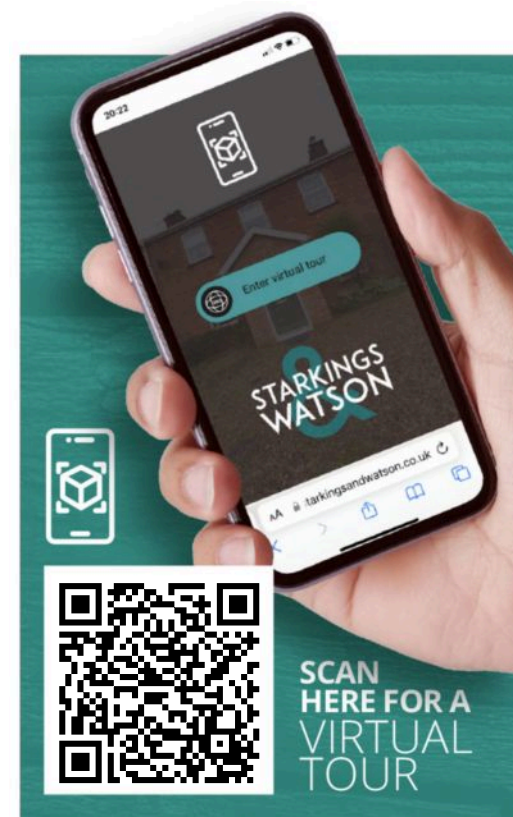
Buyers are advised the property benefits from mains electricity and water. There is oil fired central heating with private drainage via a treatment plant.

- Impressive Barn Conversion & Adjoining Annexe
- Generous & Private Plot Of 0.78 Acres (stms)
- Total Internal Footprint Of 3311 SQFT (stms)
- Five Characterful Reception Rooms
- Two Kitchens & Utility Room
- Galleried Landing, Five Bedrooms & Four Bathrooms In Total
- Secure & Private Access Onto Huge Driveway With Carport Parking
- Large Detached Storage Barn/Workshop

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D







THE GREAT OUTDOORS The total plot extends to approx 0.78 acres (stms) providing a very generous and private garden plot both front and rear. The rear gardens offer a large paved patio area leading from the double doors in the kitchen/dining room providing an excellent space for outside dining and entertaining. Steps lead from the patio onto the lawn via a covered pergola with the lawn surrounded by mature trees and shrubs as well as hedging. The garden is a blank canvas currently with scope to do pretty much as you wish. Beyond the gardens you will find an open aspect onto fields. Accessed from the main front driveway, there are large double gates leading to a side driveway providing vehicular access to the very rear of the garden where you will find a large detached storage barn/workshop. The barn is suitable for a wide range of uses with power and light and could (with correct planning permissions) even be converted. Currently, it would be ideal for someone with a collection of cars and a need for large storage options. The annexe accommodation also has direct access to the rear garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

3311.7 ft²

307.67 m²

Reduced headroom

6.19 ft²

0.57 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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