



Pristow Green Lane, Tibenham - NR16 1PU



Pristow Green Lane

Tibenham, Norwich

Nestled between farmed fields within this idyllic RURAL VILLAGE sits this impressive Grade II Listed BARN CONVERSION giving over 2000 Sq. Ft (stms) of characterful accommodation including many ORIGINAL FEATURES creating the perfect blend of PERIOD CHARM and MODERN CONVENIENCE. The original section of the home dates back to circa. 1690 with the feature living space being a 25' sitting room with exposed beams on the 17' tall vaulted ceilings where the owners have recently installed a WOOD BURNER for those cosier evenings with secondary study area also on offer. A newer addition to the home added in 2002 brings more modern touches with an OPEN PLAN kitchen and living area featuring a full range of storage alongside a UTILITY ROOM and separate BOOT ROOM. Split over the two floors a total of FOUR BEDROOMS can be found sharing between them use of TWO EN-SUITE SHOWER ROOMS and the three piece FAMILY BATHROOM. The property comes to life again when stepping outside, set upon 2.07 ACRES (stms) the property boasts a PRIVATE COURTYARD seating and entertainment space with multiple outbuildings including cart lodge and oversized garage, while a large sprawling garden reaches out behind this to house a BESPOKE BUILT BBQ HUT amongst many fruit trees. Due to having a MULTI-PURPOSE agreement the home then offers the ideal space for EQUESTRIAN lovers with FOUR PADDOCKS, a 20'x30' ARENA with drainage, three 12'x12' STABLES with extra storage and TACK ROOMS complete with running water and battery powered electrics.

To the front, a SWEEPING DRIVEWAY gives parking for multiple vehicles alongside a TWO BAY CART LODGE and generous STORAGE ROOM.

Council Tax band: E

Tenure: Freehold

- Grade II Listed Barn Conversion
- 2.07 Acres Of Land Including Gardens, Paddocks, Stables & Orchard
- Over 2000 Sq. Ft Of Characterful Accommodation (stms)
- 25' Elevated Sitting Room/Study Area With Wood Burner & Field Views
- Newer Open Plan Kitchen/Living Area With Utility & Boot Room
- Four Bedrooms, Family Bathroom & Two En-Suite Shower Rooms
- Multiple Outbuildings with Private Courtyard Entertaining Area Inc. Bespoke BBQ Hut
- Large Driveway With Two Bay Cart Lodge & Storage Room

Situated in the south Norfolk village of Tibenham with delightful views over field and farmland. Within the village there is a community hall and public house with 3 schools in the surrounding area (primary and secondary). The thriving market town of Diss lies around 5 miles to the south providing a wide range of local and national shops, sporting and leisure facilities. There is a mainline train station at Diss providing regular services to Norwich (20 minutes), Ipswich (23 minutes) and London Liverpool Street around 90 minutes. Tibenham offers good access to Long Stratton, the a140 and the property is only 15 minutes from the Snetterton Junction off the A11 for connection to Stanstead Airport. The surrounding south Norfolk countryside provides an array of recreational pursuits.



SETTING THE SCENE

The property is set back from the street where mature hedgerows create privacy to the front of the home with large frontage and sweeping shingle driveway towards the open courtyard. A two bay cart lodge sits to the right of the driveway with large storage space to the left and generous driveway suitable for parking multiple vehicles.

THE GRAND TOUR

Entering through the newer section of the home, an open plan living space emerges ahead whilst a handy boot room sits to the right hand side through one of the many solid wood internal doors creating the ideal space for coat and shoes and where the oil fired central heating boiler can be found which was updated by the owners in 2019. Sitting directly opposite, to the left as you enter, there is a utility room complete with a mixture of wall and base mounted storage units with inset sink and plumbing for a washing machine and tumble dryer. Directly ahead, the living area emerges a cacophony of light due to its dual facing aspect and tall vaulted ceilings where exposed wooden beams create a welcoming rustic atmosphere. The floor space opens to leave room for a formal dining table with the kitchen sat just to the side of this, updated by the owners complete with a wide array of wall and base mounted storage units featuring plinth lighting and integrated appliances to include dual ovens and hob with extraction above, dishwasher and fridge/freezer. Down a small step the flooring switches to solid wood where a feature red brick fireplace greets you complete with solid timber mantel and brick hearth. An access door takes you into the courtyard which is perfectly positioned for a private entertainment area.

Heading through into the original section of the property believed to be dating back to the 17th century, tiled flooring greets you in a large open hallway. This versatile space could be used for storage or transitioning between living areas or could potentially host an office setup if desired. Heading through from here, a secondary lobby is where access comes to multiple points within the home including the secondary access into the courtyard, stairs with split landing to the first floor accommodation and wrap around access to the first of the double bedrooms. This bedroom can be accessed from each of the ground floor hallways - a generously sized double bedroom complete with tiled flooring and original exposed wooden beams. This room benefits from an en-suite shower room where a large storage cupboard can be housed, walk in shower unit and modern slimline radiator. The largest of bedrooms sits at the very end of the hallway on the ground floor. Measuring an impressive 20' in length this dual aspect space is flooded with natural light and laid with carpeted flooring where recently installed bespoke built in wardrobes sit on either side of the bedroom. This room much like the other on the ground floor also benefits from a walk in en-suite shower room complete with a low level towel rail and frosted glass window.

Towards the front of the home heading to the first floor and the stairway splits in both directions with stunning tall vaulted ceilings. The left hand side leads you towards the second and perhaps most spectacular of the reception areas - the tall vaulted ceiling meets a 17ft at its peak from the floor complete with a multi aspect viewing space over the fields and gardens beyond. Exposed wooden beams add to the authentic atmosphere within the home whilst a modern wood burner sits towards the centre of the room ideal for those cosier evenings. Heading towards the rear of this gallery style living area, a secondary reception space can be found. Currently used as a home office by the current owners however could become a secondary snug sitting room or potential children's play room if desired. The adjacent side of the first floor houses two further bedrooms with the smaller currently functioning as a home workspace however could easily become a single bedroom or nursery setup if desired whilst a double bedroom sits just next door again featuring period exposed features such as wooden beams and tall vaulted ceilings. With both of these bedrooms having use of a three piece bathroom suite complete with rainfall shower head and glass screen mounted over the bath.

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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Exiting from either the internal hallway or the newer sitting room, the private courtyard creates the idyllic setting for entertaining friends and family. Laid with a mixture of shingle and hard standing with multiple colourful planting areas adding to the atmospheric setting of this space. Within here there are multiple outbuildings for further storage or potential conversion (stp). The gardens then sprawls out beyond this towards the farmed fields where initially, a private garden space is littered with tall mature trees creating the ideal garden area where a bespoke timber-built barbecue hut is nestled towards the very top of the garden. Between the hedgerows, a five bar timber swinging gate leads you through to the rest of the garden, where initially an orchard of fruit bearing trees and a vegetable garden can be found, with hard standing for a large greenhouse and raised planting beds. From here separated into individual sections, there are a total of four paddocks including a large additional dry building with a 20'x30' (stms) arena complete with drainage and bespoke built stables with wash bay, storage area hay barn and tack room. These give a total of three 12'x12' (stms) stables, two storage and tack rooms with a hay barn. This space features mains water and currently has battery powered lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2012 ft²

186.8 m²

Reduced headroom

13 ft²

1.2 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



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