Harvest Barn Bow Street

Great Ellingham
Attleborough











Harvest Barn Bow Street

Guide Price £725,000

The unique brick & flint barn conversion...

Harvest Barn is a late-90s conversion of what was thought to be a 200 year old barn and is located in the highly sought after area of Bow Street, Great Ellingham. On a large plot, thanks to the current owners' purchase of the orchard behind, there is a substantial living area, four bedrooms (two of which are ensuite), a purpose-built annexe of almost 50m2, and parking for six to eight cars, with a separate 35m2 garage.

A pretty and very unique property, Harvest Barn has fields to the front and rear and, whilst there are neighbours either side, all the properties on this part of Bow Street are generously spaced. A five-bar gate leads into a sweeping gravel drive, large enough to accommodate six to eight cars, with the addition of a huge detached garage. A second detached garage annexe on the other side mirrors the architecture of the house and offers three separate spaces: a garage, storeroom and studio/music room, each with its own access and providing a raft of possibilities. A pretty, L-shaped garden wraps around the house and now extends into the orchard to the rear, purchased by the current owners. This provides a large expanse of lawn, seating under a pergola, a potting shed/greenhouse and cages for fruit trees and plants, with fields behind.

There are two potential entrances to the property. The first leads into a utility room/lobby with the fourth ensuite bedroom off to the left, with the potential for this bedroom to be separated from the rest of the house as a guest suite. The second leads into a more traditional entrance hall, off which are the kitchen/breakfast room, dining room and lounge with a feature fireplace and wood burner and sliding patio doors to the garden. These are all generously proportioned as you would expect of a property of this size, with a 30m2 lounge and all three rooms totalling over 66m2. A study can be reached via the dining room.

Upstairs are a further three bedrooms, all leading off a galleried landing with floor-to-ceiling windows providing a vantage point of the fields beyond. The master bedroom has two large built-in double wardrobes and a contemporary ensuite with a large walk-in shower. Bedrooms two and three are smaller – bedroom three has its own built-in wardrobe and bedroom two has views over the fields to the front. The large family bathroom features a rolltop bath with shower over.

The outlook may appear very rural, yet Great Ellingham's two village shops are less than a mile from the property, and another shop in Rocklands is less than two miles away. Rookery Farm shop is even closer at about a third of a mile, providing the current owners with fresh, local produce.

Harvest Barn is a substantial property in a highly sought-after area, with flexible accommodation, and extensive gardens, in the heart of the countryside yet within walking distance of Great Ellingham. As if this wasn't enough, there is plenty of scope to further develop and extend the property, subject to the necessary planning permissions.

Agents notes...
Council Tax Band F

Local Authority

Breckland

Council Tax Band F

EPC Rating D







Contact 01603 964777 enquiries@attikccc.co.uk www.attikccc.co.uk



TOTAL FLOOR AREA: 2686 sq.ft. (249.5 sq.m.) approx.

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