

62 Norwich Road
Stoke Holy Cross
Norwich
NR14 8NX



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Guide Price £535,000

The Bespoke Barn Conversion...

Welcome to Holy Cross Barn, an exceptional and highly unique property located on the sought-after Norwich Road in Stoke Holy Cross. This home offers an inviting blend of style, space and modern conveniences.

As you approach, you're greeted by a front garden laid with shingle that provides both allure and practicality, complemented by the option for additional off-road parking. The welcoming entrance leads into a lobby area rich with built-in storage and a striking Velux window that illuminates the space beautifully—a recurring theme throughout the property. To the left, you will find a well-appointed Master bedroom complete with storage solutions and double doors leading out to the front garden. The bedroom also benefits from an ensuite shower room which features another Velux window.

Continuing through, the dining room boasts ample space for an eight-seater table, set against wooden floors, creating a perfect space for both family and entertaining. This flows seamlessly into a kitchen equipped with a gas hob, two single ovens and overlooking the front and rear garden. A utility room adds convenient storage with space for an extra fridge freezer, washing machine and tumble dryer, while an additional shower room here guarantees comfort for guests and family alike. The ground floor also features a generously sized living room, a wonderful extension with double-aspect views of the rear garden, accessible through French doors via the lobby. This space not only offers a fantastic area to unwind but is also perfect for hosting gatherings. A flexible fifth bedroom or study is also found on the ground floor, offering potential, ready to be transformed into your preferred space.

Heading upstairs, you will discover two further rooms, an enclosed double bedroom at the far end and a further open plan space which has previously been used as a nursery, dressing room, study and occasional guest bedroom, both well-appointed and filled with natural light thanks to multiple Velux windows. There is ample storage throughout the upper level, along with a family bathroom featuring a good-sized bath for those relaxing evenings.

Stepping outside, the rear garden is well structured over two levels with scope for further planting and development, offering a patio area—perfect for outdoor dining—and a space with both shingle and grass sections. Access from the garden leads down the side of the property, ensuring easy movement between the front and rear. Additionally, a spacious double garage provides secure parking and storage and to the rear of the garage there is a concrete pad which has planning for 3 meter by 3 meter room and further 3 meter by 2 meter covered deck. Additional parking options, makes this property not only practical but also exceptionally accommodating for families or those in need of extra space.

Agents Notes...

A pre-recorded walkaround tour is available for this property
Council Tax Band C

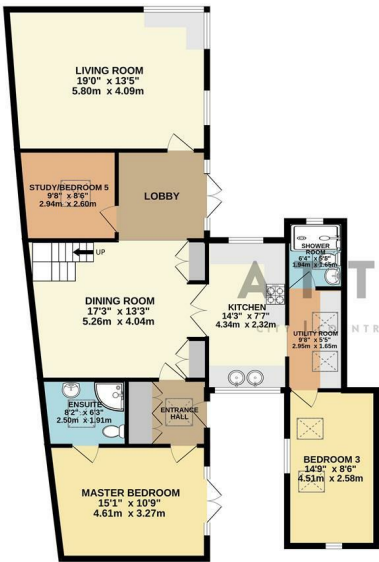
Local Authority
South Norfolk

Council Tax Band C

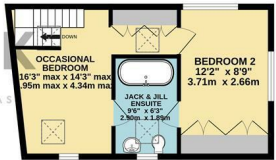
EPC Rating C



GROUND FLOOR
1190 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 1533 sq.ft. (142.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency can be given.
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