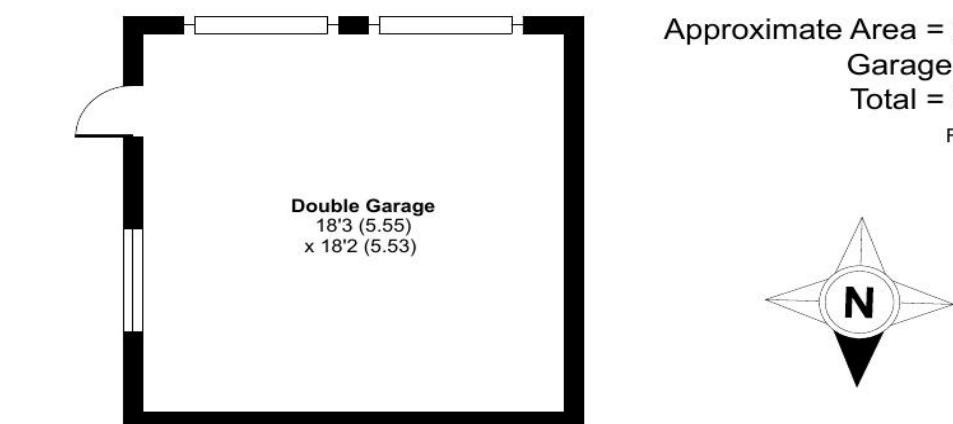


# Richmond Road, Saham Toney, Thetford, IP25

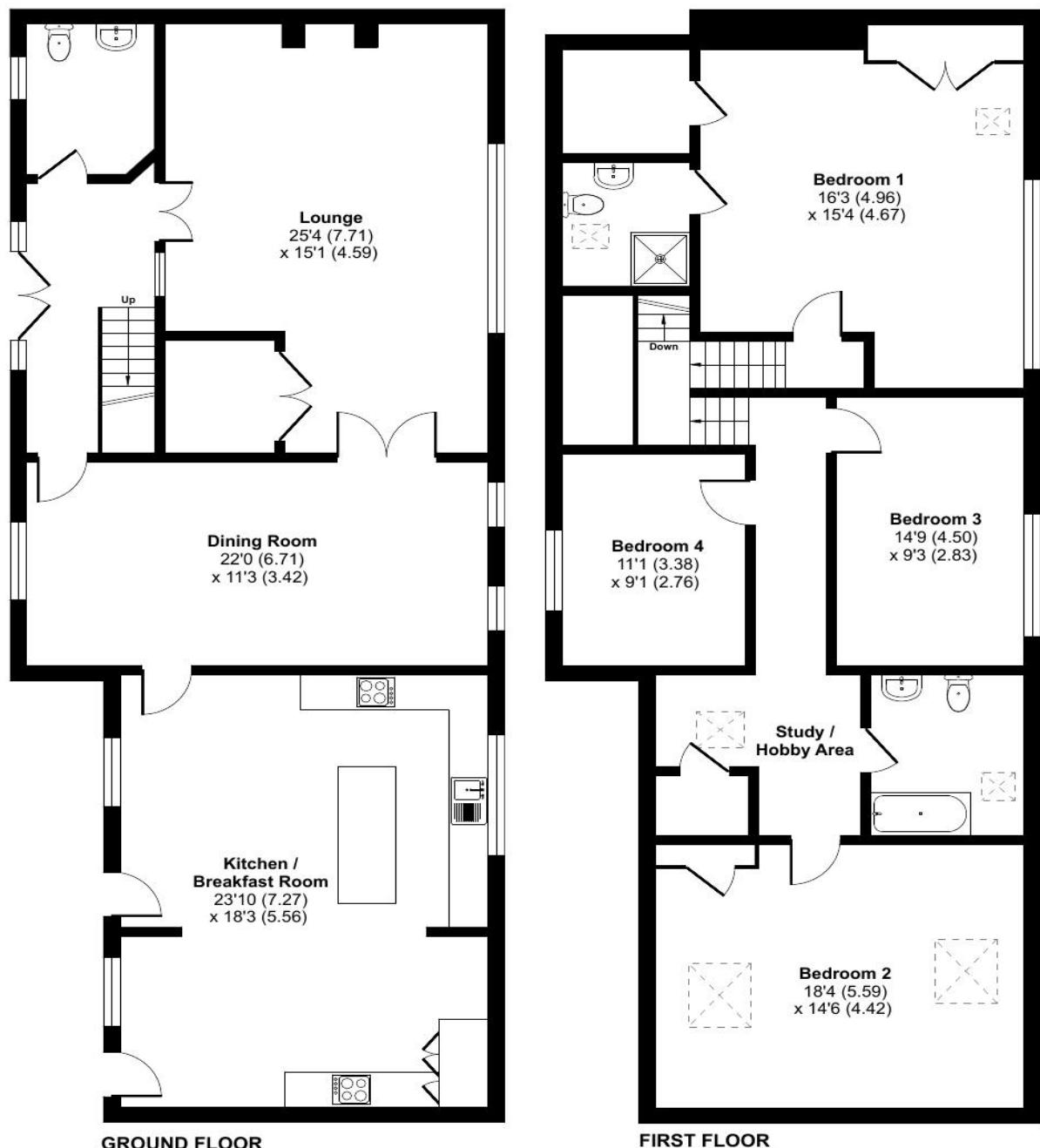


Approximate Area = 2447 sq ft / 227.3 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 2777 sq ft / 257.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

Produced for Longsons. REF: 1267677



## Richmond Road, Saham Toney, Thetford, IP25 7ES

Wow! Amazing, spacious, four double bedroom barn conversion simply oozing character throughout. This incredible property has been converted from a barn/cart shed built circa 1770 and boasts exposed beams, inglenook fireplace, double garage, parking for numerous vehicles and many original features!

**Price £575,000 Freehold**





LONGSONS

WOW!!!

Situated in Saham Toney, Longsons are delighted to bring to the market this absolutely fantastic, substantial, four double bedroom barn conversion. This incredible property was originally built circa 1770 and formally a cart shed/barn in a previous life. Now offering luxury accommodation with the convenience of modern living although retaining many original features and oozing character throughout. The property has much to offer and includes inglenook fireplace with log burning stove, double garage, parking for numerous vehicles, exposed beams, two reception rooms, large kitchen/dining room with integrated appliances, en-suite shower room, cloakroom with WC, delightful gardens, modern fired oil fired

central heating, UPVC double glazing and much more! Viewing highly recommended to fully appreciate all that is on offer.

Briefly, the property offers entrance hall, lounge, dining room, kitchen/breakfast room, cloakroom with WC, four double bedrooms, en suite shower room to bedroom one, bathroom, double garage, gardens, parking, oil fired central heating and UPVC double glazing.

#### SAHAM TONEY

The village is 14.5 miles North of Thetford, 27.3 miles west of Norwich and lies 13.1 miles west of the town of Attleborough where you would find the nearest railway station for the Breckland Line which runs between Cambridge and Norwich. The nearest airport is Norwich International Airport.

There is evidence that Saham Toney was close to a significant Romano-British settlement. The Peddars Way footpath, partly using remaining Roman roads, passes close to the village.

The village derives part of its name from the 13-acre mere that is in the

parish. The mere is well stocked with fish especially eels of two species, one noted for their delicious, and the other for their nauseous flavour. The mere is thought to be as old as the last ice age. The village includes a church, public house, hotel, a primary school. The Church has some very beautiful stained glass windows, the east window of the chancel portrays the Last Supper, this was a gift by the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864.



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#### Entrance Hall

UPVC double glazed entrance door to rear, full height UPVC double glazed windows either side, stairs to first floor, radiator.

#### Lounge

**25'4" (7.72m) x 15'1" (4.6m)**

Inglenook fireplace with inset log burning stove, full height UPVC double glazed windows to front, exposed beams to ceiling, built in storage cupboard, radiator.

#### Dining Room

**22'0" (6.71m) x 11'3" (3.43m)**

UPVC double glazed windows to front and rear, two radiators.

#### Kitchen/Breakfast Room

**23'10" (7.26m) x 18'3" (5.56m)**

Fitted kitchen units to wall and floor, quartz worksurface over, double bowl butler style ceramic sink unit with

mixer tap, island unit with breakfast bar, integrated sliding bin draw, integrated dishwasher, integrated washer/dryer, twin side by side Neff slide and glide ovens, modern Rayburn oven and condensing boiler with twin hot plates, space for large American fridge/freezer, wine fridge, integrated induction hob with extractor hood over, exposed beams to ceiling, integrated microwave, tiles to floor, two UPVC double glazed entrance doors opening to rear garden, two UPVC double glazed windows to rear, radiator.

#### Cloakroom

Wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear, exposed beam to ceiling, radiator.

#### Stairs & Landing

Double staircase providing access to both east and west first floor wings, exposed wooden beams.

#### Study/Hobby Area

Built in cupboard housing hot water cylinder, double glazed Velux roof window.

#### Bedroom One

**16'3" (4.95m) x 15'4" (4.67m)**

Sizeable double bedroom with exposed wooden beams, walk in wardrobe, further fitted wardrobes, UPVC double glazed window to front, radiator, door to en-suite shower room.

#### En-Suite Shower Room

Double shower cubicle, wash basin, WC, towel radiator, tiled splashback, double glazed Velux roof window.

#### Bedroom Two

**18'4" (5.59m) x 14'6" (4.42m)**

Sizeable double bedroom, built in storage cupboard, two double glazed Velux roof windows, two radiators.





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**Bedroom Three**  
**14'9" (4.5m) x 9'3" (2.82m)**  
 Double bedroom, UPVC double glazed window to front, radiator.

**Bedroom Four**  
**11'1" (3.38m) x 9'1" (2.77m)**  
 Double bedroom, UPVC double glazed window to rear, radiator.

**Bathroom**  
 Bathroom suite comprising three quarter length bath with shower over and shower screen, wash basin, WC, double glazed Velux roof window, tiled splashback, radiator.

**Double Garage**  
**18'3" (5.56m) x 18'2" (5.54m)**  
 Two up and over doors to front, entrance door opening to rear garden, window to side, electric power and lights.

**Outside**  
 Property grounds accessed via full height wooden double gates, driveway providing ample parking for several vehicles, garden laid to lawn, wooden summer house, established plants and shrubs to beds and borders, elevated patio seating area, further seating area to side of garage known as 'The Patch' and is a true sun trap, outside light, outside tap, garden wall to perimeter.

**Agents Note**  
 EPC rating D62 (Full copy available on request)  
 Council tax band D (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Stunning, Spacious Barn Conversion
- Four Double Bedrooms
- Many Original Character Features
- Energy Efficiency Rating D62
- Lounge with Inglenook Fireplace
- Oil Fired Central Heating
- En Suite Shower Room to Master Bedroom
- Additional Bathroom and Cloakroom
- Kitchen/Dining Room with Intergrated Appliances
- Double Garage, Ample Parking & Gardens
- UPVC Double Glazing
- Viewing Highly Advised

