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COAST & COUNTRY LIVING

Finer Details



Spacious sitting room with doors to outside

Large open plan kitchen / dining room

Utility

4 Double bedrooms

Master bedroom with glazed terrace

Cottage garden

Separate garden room

Large driveway with parking for several cars

Separate single story 2 bedroom Barn Conversion used for holiday rental

Village location

Nestled in the heart of Brancaster on the North Norfolk Coast Duffields House really has it all. Situated a few minutes walk to the beach and golf club in one of the best locations to live in North Norfolk affording the owners a fantastic lifestyle. Beautifully presented and with so much to offer, allowing the option for multi generational living or as a holiday let.

Duffields House is light and spacious perfect for family to enjoy with the added bonus of a good income from the 2 bedroom barn conversion. Its flexibility offers endless possibilities to suit various lifestyles.

The garden room would be perfect as a home office or artists studio as it's filled with natural light and is a welcome bonus for this spectacular property.





Entering Duffields House I realise how light and spacious this property is, clearly no expense has been spared giving this home the luxurious feel of a boutique hotel.

Passing a utility area as I walk down the entrance hall, I enter a large family shower room with wooden flooring underfoot and quality sanitary ware, it's clear the owners have renovated this property to a high standard.

Leaving the bathroom and back into the hall way I walk through double doors into the spacious kitchen/dining room and wow what a space! Fitted with Shaker style cupboards with solid wood work surfaces and built in appliances this room is perfect for someone who likes to cook and the large dining area is big enough to entertain.

Two large bay windows allow lots of natural light to flood into the room, whilst the period fire place is a lovely period feature and focal point.















Up the stairs to the first floor I enter the large family bathroom complete with roll top bath and corner shower, as with all the rooms in this property the bathroom has been renovated to a high standard with quality fixtures and fittings. Next to the family bathroom is the first of the double bedrooms with views to the front of the property which include carpeted floor and a built in wardrobe.

The Master bedroom suite features a built in dressing room with quality cupboards and a window with views out to the front of the property, the bedroom area has a glass door that leads out onto a large glazed terrace area, perfect to enjoy a glass of wine or cup of tea whilst watching the sun set. As the terrace faces south its a real sun trap and offers privacy with which to sunbath.

The ensuite bathroom features tiled flooring and is fitted with a shower and a heated towel rail and completes the master suite.













Outside the garden has been laid to patio and shingle with raised beds for easy maintenance. There is a patio area for dining table and chairs as well as a barbecue area.



The garden room is accessed from the garden with bi-fold doors to make the most of the natural light and view and has been converted from a brick and flint barn offering a light and spacious room to either work or relax and is quite stunning with vaulted ceilings and dual aspect windows.



Duffields Cottage is situated at the back of Duffields House. A converted barn it is completely separate with its own parking. This is a very successful holiday let bringing in a good income year round. having its own outside space for dining as well as its own gate to access the property. Once inside it is clear that the same love and attention has been spent on the quality of this home. The main living area consists of an open plan kitchen/ diner/ sitting room complete with cosy woodturner.

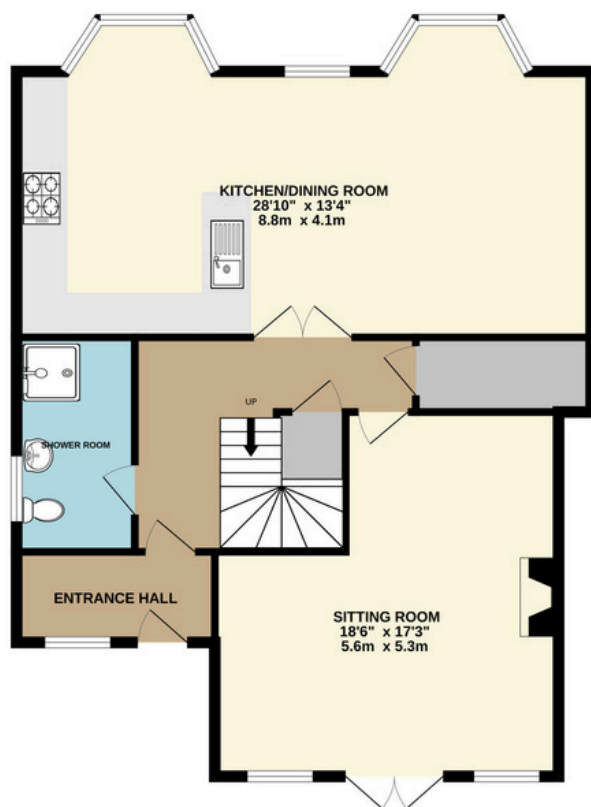
Both double bedrooms have large floor to ceiling windows and have their own ensuite bathroom or shower room making it perfect for holiday rental or multi generational living.



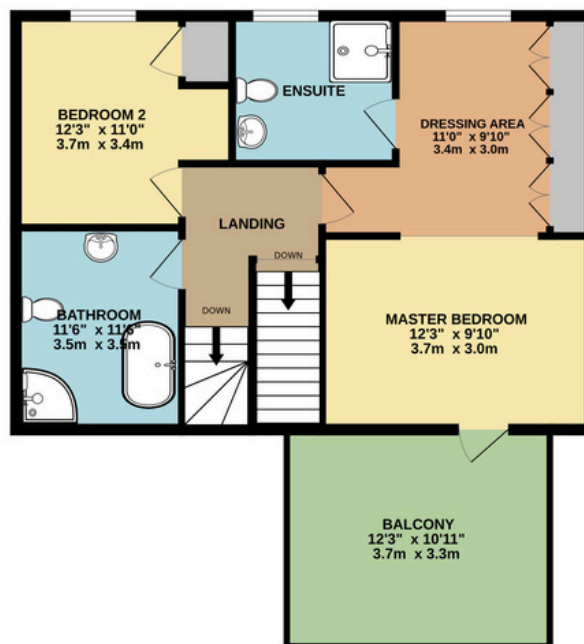




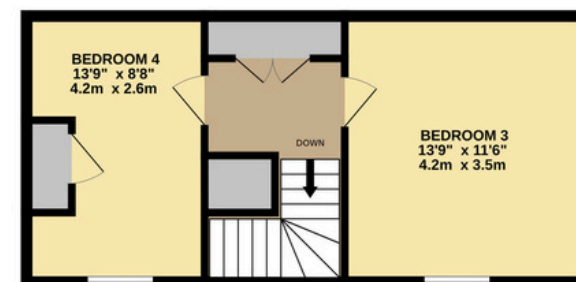
GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



OUTBUILDING
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 1981sq.ft. (184.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.

