



Claxton Corner, Claxton - NR14 7HU



Claxton Corner

Claxton, Norwich

Occupying a RURAL 1.49 ACRE PLOT (stms), this DETACHED LUXURY BARN CONVERSION enjoys PEACE and TRANQUILITY, with a 752 Sq. ft (stms) DETACHED COMMERCIAL brick built WORKSHOP/STUDIO building - offering potential for ANNEXE CONVERSION (stp). With HUGE POTENTIAL and ENDLESS POSSIBILITIES, this stunning position offers 'The Good Life' to the right buyer, whilst being well connected via the A146, into and out of Norwich. Enjoy your very own private piece of Norfolk Countryside, with a STREAM running ALONGSIDE the gardens, and an OAK LODGE to sit and enjoy the setting evening sun. The main property sits at over 1343 Sq. ft (stms), offering an ENTERTAINERS DREAM, with the 20' KITCHEN/BREAKFAST ROOM creating the HUB of the HOME, focusing on the CENTRAL ISLAND and GALLERIED SITTING ROOM above. The vaulted ceiling extends the spacious feel, with the 13' DINING ROOM being open plan. Upstairs, the 23' SITTING ROOM includes far reaching garden views and a vaulted ceiling with timber beams, enjoying a SNUG LIKE FEEL. The TWO DOUBLE BEDROOMS lead off the inner hall, along with the LUXURY FAMILY BATHROOM. The 12' UTILITY ROOM and 10' PORCH ENTRANCE were designed for COUNTRY LIVING, with ample space for coats and boots, whilst giving our four legged friends a place to call home. Extensive works have been completed including NEW WINDOWS and DOORS, replacement radiators and re-fitted internals including the KITCHEN and BATHROOM. Prior PLANNING PERMISSION was OBTAINED to extend the property with ANOTHER BEDROOM and TWO BATHROOMS.



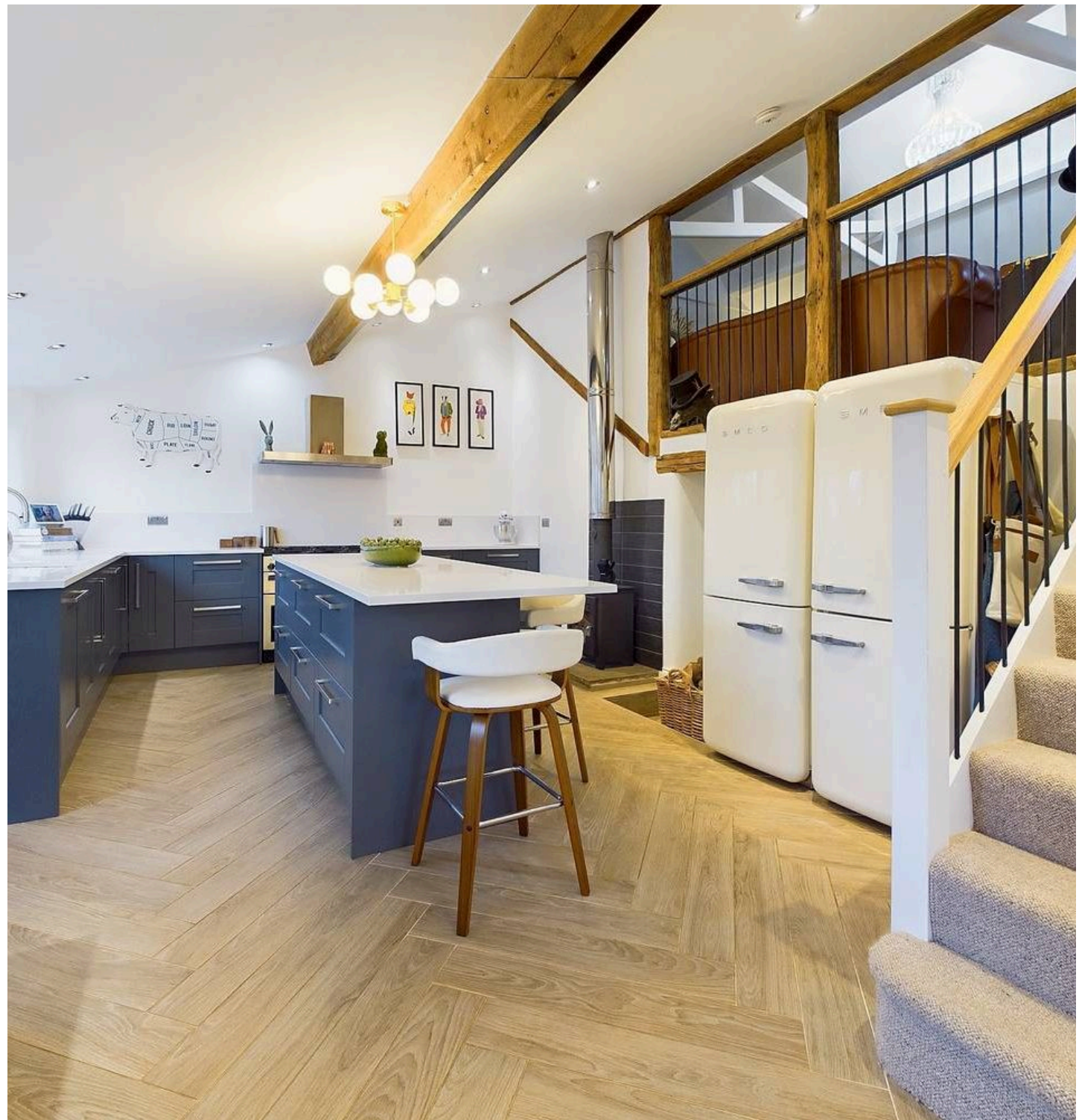
- Extended & Modernised Detached Barn
- Approx. 1.49 Acre Plot (stms)
- Waterside Gardens with Beautiful Landscaping
- Substantial Commercial Workshop/Annexe Building
- High Specification Newly Fitted Kitchen
- Open Plan First Floor Sitting Room
- Two Double Bedrooms
- Luxury Family Bathroom with Shower

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

The attractive and unspoilt village of Claxton lies approximately eight miles to the south of the city of Norwich and is surrounded by attractive countryside, with bridleways and walks. There is a local shop in the nearby village of Rockland St Mary and a much wider range of amenities in Loddon including a food store, newsagents, and various take-away food outlets. Loddon also has three schools including Loddon Infant and Nursery, Junior and High Schools. Langley Independent School is just to the north of the town. The property is very well placed for easy access to the city and southern bypass. The village is also well placed for easy access to the River Yare and the South Norfolk Broads.



SETTING THE SCENE

A shared driveway from Claxton Corner opens up to a private gated driveway. Laid to shingle, this large open space allows for ample parking and turning space, ideal for a large family or those seeking the barn for commercial purposes, and needing parking.

THE GRAND TOUR

THE HOUSE - 1343 Sq. ft (stms)

The rear access is the ideal day to day entrance to the property, offering a large porch and boot room, with extensive storage and coat hooks, and tiled flooring underfoot for ease of maintenance. The adjacent utility room extends with Herringbone style flooring under foot, with a range of utility cupboards, wood surfaces and space for laundry appliances. The inner hall offers a welcome contrast, finished with brick tiled flooring and exposed timber beams, providing access to the bedrooms and living accommodation. The two bedrooms sit to the rear of the property, with oak wood flooring under foot, and built-in wardrobe storage. Serving both bedrooms is the luxury family bathroom, complete with a four piece suite including a bath and shower - with a rainfall shower head. The brick tiled flooring continues, with brick stacked tiling to the walls, bordered with exposed timber beams. The hub of the home is the open plan kitchen/breakfast room, centred on a large island with quartz surfaces, forming an ideal breakfast bar - perfect for evening entertaining. Flooded with natural light via the front facing windows, the guest entrance door is sure to wow, as friends and family step inside and catch the first glimpse of the vaulted ceiling and galleried sitting room above. With clean lines and recessed spotlights, exposed timber beams add to the modern character. With ample storage, attention to detail has been planned to include space for a Range style cooker and integrated dishwasher. The cast iron wood burner is tucked into the corner, filling the main living spaces with a cosy heat in the winter months. Herringbone flooring runs through the kitchen and into the dining room, with dual aspect garden views and further storage. The first floor sitting room sits under a vaulted ceiling with exposed timber beams, and a feature window including garden views.

THE BARN/WORKSHOP - 752 Sq. ft (stms)

With huge potential, the property has been used for a commercial enterprise, including a main open room, three further rooms leading off, storage, and W.C. Of brick construction with a damp proof course, this permanent structure could be remodelled with suitable planning permissions to suit a variety of needs.

FIND US

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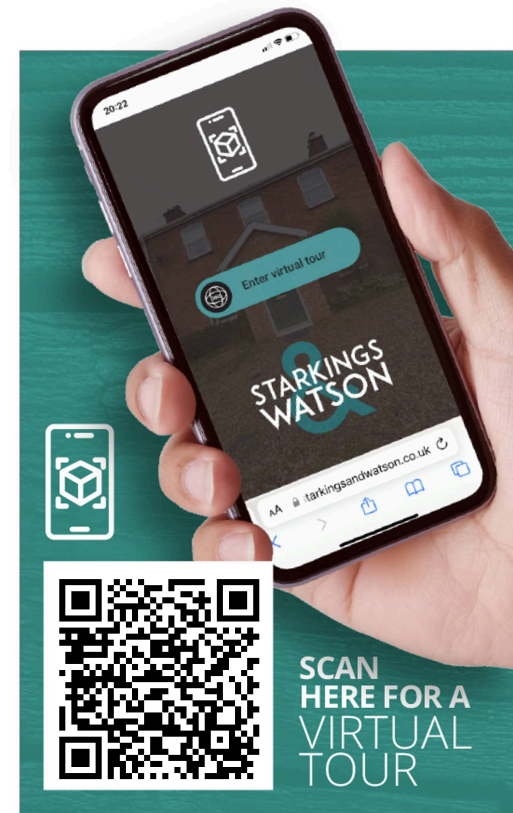
What3Words : ///lends.water.families

VIRTUAL TOUR

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

AGENTS NOTE

The property uses a private sewerage treatment plant. We are advised a small section of the garden flooded in 2013 but this was not near the main buildings on the site. Prior planning permission was obtained to extend the property with with another bedroom and two bathrooms (Doc. No 2134 Proposed plans) together with the option of adding a stud wall to block off the mezzanine and created a further bedroom with minimal costs involved.







THE GREAT OUTDOORS

Occupying a rural 1.49 acre plot (stms), the property enjoys extensive parking and lawned gardens. Offering the chance of 'The Good Life' or a simple garden to just maintain and mow, the plot offers the wow factor to a family or keen gardener. The Oak cabin creates the ideal outside entertaining space or annexe building with bi-folding doors to front - fully insulated and plastered, and finished with wood flooring. Various seating areas comprise the front patio, and secluded side patio which enjoys garden views, with the covered outdoor seating area ideal for entertaining and alfresco dining, with a green house beyond. Various fruit trees and bushes including apple, tayberry, raspberry and plum provide fruit, with a productive vegetable garden already in use including an established asparagus bed.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2362.04 ft²

219.44 m²

Reduced headroom

10.48 ft²

0.97 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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