

WEST END BARNNS
NORTHWOLD

Welcome to WEST END BARNS

West End Barns is the final piece of a select and exciting jigsaw, harmoniously consisting of three meticulously crafted barn-styled new homes. Each home complements the local vernacular of their surroundings within a cherished conservation area, blending seamlessly with the charm of the region.

Situated in close proximity to both road and rail transport links, West End Barns offers convenient access to essential routes; an ideal location for being connected without compromising on peace and quiet. The development also boasts stunning field views, a picturesque and serene backdrop for daily living.

This beautiful development is perfect for those who wish to escape the hustle and bustle of busy town or city life and immerse themselves in the tranquillity which rural Norfolk has to offer.





Northwold, derived from the Old English meaning 'north woodland', is a large parish in the southwest of Norfolk. A stroll along the village high street shows there to be an impressive collection of 17th and 18th century Grade II Listed buildings, the result of the once prosperous trading on the nearby waters of the River Wissey, characteristic of this rural Norfolk village and now preserved within this conservation area.

This historic village is roughly equidistant between the market towns of Thetford, Swaffham and Downham Market and lies to the south of Oxborough; landmarked by the moated National Trust attraction - Oxborough Hall, and to the north of Methwold.

Northwold is the larger of the two villages within the parish and has a sports and social club, whilst Whittington has a garage and caravan and camping site, as well as being the base for a number of local businesses. The two villages are located approximately two miles apart and both are positioned alongside the River Wissey. Methwold is 7 miles away, with a church, post office, secondary and primary schooling, sixth form department, an assortment of shops- including a village store and fish & chip shop, sports facilities, a public house, and other more.

Further amenities can be found at the nearby market town of Downham Market (10.6 miles) where there is a main line railway station that goes to London King's Cross (90mins) and is an ideal place for walking or cycling. The peaceful waterways are excellent for boating and fishing. There is an alternative route to London via Brandon railway station (8.8 miles away).



PLOT 4



A beautiful brick framed, chalk wall frontage, with an element of full height cladding, giving this property its traditional Norfolk barn appearance.



First Floor
Approximate Floor Area
936 sq. ft
(87.00 sq. m)



Ground Floor
Approximate Floor Area
936 sq. ft
(87.00 sq. m)

- Open-Plan Kitchen & Dining Area
- Dual Aspect Windows to Sitting Room
- Twin Bi-Fold Doors to Rear Garden
- Access to a Utility Room and Pantry from the Open-Plan Kitchen
- Four Bedrooms with Two En-Suites
- Double Garage & Off-Road Parking
- Ground Floor WC
- Enclosed Rear Garden and Stunning Field Views
- Accommodation Extending to Around 1,900 sq. ft.

GROUND FLOOR

- Living Room - 20'8" x 13'8" (6.29m x 4.18m)
- Kitchen/Dining Room - 25'10" x 20'8" (7.87m x 6.29m)

FIRST FLOOR

- Principal Bedroom - 13'10" x 13'9" (4.21m x 4.19m)
- Bedroom 2 - 14'9" x 11'5" (4.50m x 3.47m)
- Bedroom 3 - 14'8" x 8'11" (4.46m x 2.73m)
- Bedroom 4 - 11'1" x 8'11" (3.37m x 2.73m)

TOTAL APPROXIMATE FLOOR AREA
1,872 sq. ft. (174 sq. m.)



PLOT 5



A beautiful brick framed, chalk wall frontage with a mix of glass and cladding to the centre, giving this property its traditional Norfolk barn appearance.



First Floor
Approximate Floor Area
936 sq. ft
(87.00 sq. m)



Ground Floor
Approximate Floor Area
936 sq. ft
(87.00 sq. m)

Open-Plan Kitchen, Dining & Family Area

Access to a Utility Room and Pantry from the Open-Plan Kitchen

Four Bedrooms with Two En-Suites

Double Garage & Off-Road Parking

Ground Floor WC

Enclosed Rear Garden with North, East, & Southerly Aspects

Enclosed Rear Garden and Stunning Field Views

Accommodation Extending to Around 1,900 sq. ft.

GROUND FLOOR

Living Room - 20'8" x 13'8" (6.29m x 4.18m)

Kitchen/Dining Room - 25'10" x 20'8" (7.87m x 6.29m)

FIRST FLOOR

Principal Bedroom - 20'8" x 11'9" (6.29m x 3.58m)

Bedroom 2 - 17'11" x 12'0" (5.45m x 3.66m)

Bedroom 3 - 11'6" x 10'4" (3.50m x 3.14m)

Bedroom 4 - 8'9" x 8'7" (2.66m x 2.62m)

TOTAL APPROXIMATE FLOOR AREA

1,872 sq. ft. (174 sq. m.)



PLOT 6



A beautiful brick frontage, with an element of full height cladding, and a rear chalk elevation gives this property its traditional Norfolk barn appearance.



First Floor
Approximate Floor Area
936 sq. ft
(87.00 sq. m)



Ground Floor
Approximate Floor Area
936 sq. ft
(87.00 sq. m)

Open-Plan Kitchen & Dining Area

Dual Aspect Windows to Sitting Room

Twin Bi-Fold Doors to Rear Garden

Access to a Utility Room and
Pantry from the Open Plan Kitchen

Four Bedrooms with Two En-Suites

Double Garage & Off-Road Parking

Ground Floor WC

Enclosed South-Facing Rear Garden

Accommodation Extending to Around 1,900 sq. ft.

GROUND FLOOR

Living Room - 20'8" x 13'8" (6.29m x 4.18m)

Kitchen/Dining Room - 25'10" x 20'8" (7.87m x 6.29m)

FIRST FLOOR

Principal Bedroom - 13'10" x 13'9" (4.21m x 4.19m)

Bedroom 2 - 14'9" x 11'5" (4.50m x 3.47m)

Bedroom 3 - 14'8" x 8'11" (4.46m x 2.73m)

Bedroom 4 - 11'1" x 8'11" (3.37m x 2.73m)

TOTAL APPROXIMATE FLOOR AREA

1,872 sq. ft. (174 sq. m.)

SITE PLAN



THE SPECIFICATION

EXTERNAL FINISHES

- Traditional Brick and Blockwork Outer Walls with Full Fill Wool Cavities
- Vandersanden Flemish Antique Handmade Red Facing Bricks
- Natural Northwold Chalk Elevations
- Sustainably Sourced painted Timber Cladding to Front Elevations
- Sage Green UPVC Flush Casement Windows with Butt Joints

INTERNAL FINISHES

- Painted Timber Doors, MDF Skirtings and Architraves
- Walls, Ceilings and Woodwork painted in Farrow & Ball paints
- Tumbled Limestone Flooring to Ground Floor
- Ceramic Tiling to Bathrooms and Ensuites
- Carpets to all Bathrooms
- Underfloor Heating to Ground Floor with Radiators Upstairs

KITCHEN FINISHES

- Modern Shaker Style Units in a range of Colours
- Granite 1.5 Undermounted Bowl Sink with Drainer Groves with Mixer Taps
- Quartz Worktops and Upstands with Glass Splashback to Hob
- Integrated Neff Appliances to include Fridge Freezer, Dishwasher, Oven and Induction Hob with a Rangemaster Cooker where applicable
- Pelmet and Low Level Plinth Lighting

BATHROOM FINISHES

- Freestanding back to wall Bath and wall mounted Chrome Taps
- Wall hung feature Vanity Unit with Chrome Basin Mixer taps

- Low profile Shower Tray with Thermostatic Shower and Glass Enclosure
- Fully Tiled Shower Enclosure, half height Tiling to Walls with Sanitaryware
- Feature Illuminating Mirror with Shaver Point
- Contemporary Heated Towel Rails

GENERAL INFORMATION

- 10 Year Build Warranty, Professional Consultants Certificate
- Located in Conservation Area
- Air Source Heat Pump system to supply Heating and Hot Water
- Mains Electricity and Water
- Surface Water Soakaway and Foul Water Drainage to existing Sewage Treatment Plant
- Owners will participate in Northwold Property Management Company with an Annual Service Charge in the Region of £300p.a.





THE DEVELOPER


Broadleaf Homes are an established family run home building business based in Norfolk with a positive reputation for delivering high specification, energy efficient homes throughout East Anglia.

They aim to be one of the most highly regarded and trusted developers in the region and pride themselves on designing efficient modern homes using trusted local trades.

Broadleaf Homes believe in building traditionally designed homes with all the contemporary comforts you would expect from a reputable modern house-builder.

Pictures from Ten Mile View development.






WEST END BARNs

NORTHWOLD

Northwold, Thetford, Norfolk

What3words: ///dramatic.overcomes.clock



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SOWERBYS

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