



OLD BAKERS BARN

GREEN LANE, STARSTON, IP20 9PS



A charming and superbly presented barn conversion in an idyllic rural position

Old Bakers Barn is a superb and spacious barn conversion that has been upgraded by the current owners and now offers versatile accommodation that is extremely well-presented throughout. In addition, it sits in delightful established and well-stocked gardens.

The accommodation has been designed to capitalise on the space whilst celebrating the drama and character of the original barn. At the heart of the house is the double height reception hall with a large full height picture window and gallery above. The reception hall opens to a dining room which in turn leads to the outstanding kitchen/breakfast/family room. The kitchen has been replaced to an outstanding standard by the current owners. At the far end of the single storey portion of the property, is a highly versatile area that could easily be adapted to form a guest wing or potential AirBnB as it has independent access to the front drive.

There are three double bedrooms on the first floor, with the principal having a en-suite bath room. Each

bedroom is vaulted and has a wealth of exposed timbers.

Old Bakers Barn sits beautifully within its plot and enjoys extensive countryside views. It is surrounded by charming gardens that have been superbly landscaped by the current owners affording excellent seclusion and privacy.

SERVICES

Oil fired boiler for hot water and central heating. The owners have recently installed a pressurised hot water cylinder, as well as upgrading the heating to zone the property, making the whole system as efficient as possible. Mains water and electricity. Drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band G



4



4



3



0.46
acres



11
miles



EPC





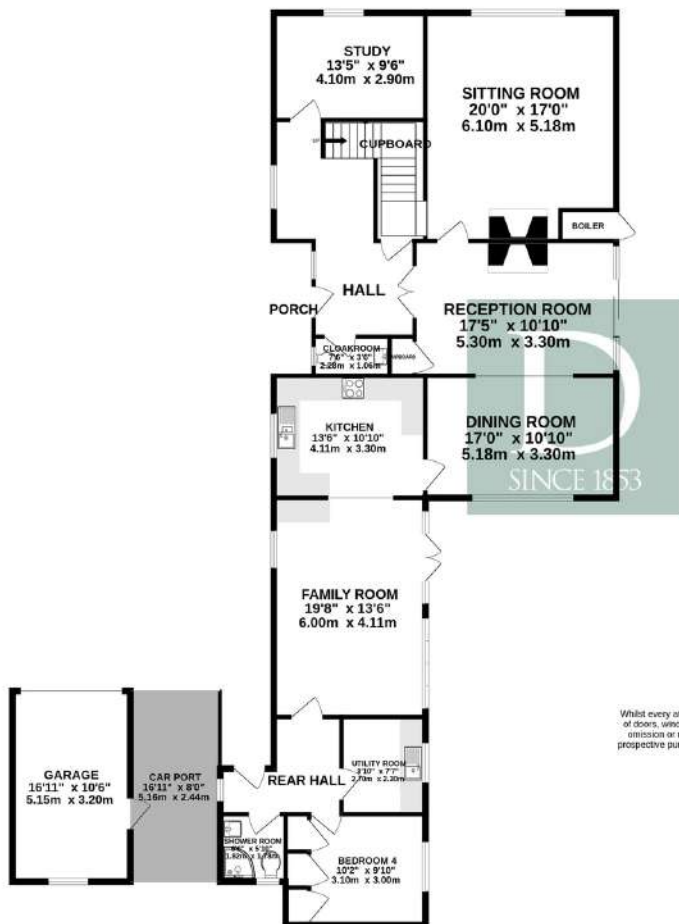




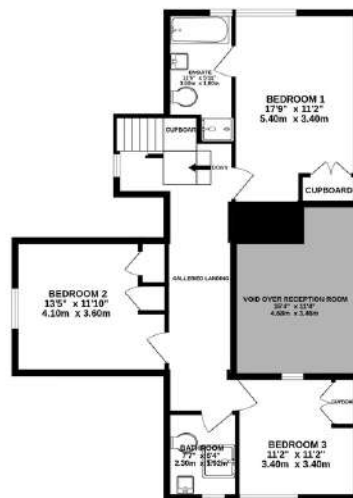


FLOOR PLAN

GROUND FLOOR
2023 sq.ft. (187.9 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 2776 sq.ft. (257.9 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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PLAN



LOCATION

The property is less than 1 mile North of the market town of Harleston, 11 miles from the mainline station at Diss, and 18 miles from the Cathedral city of Norwich. Harleston has many historic buildings, an excellent range of independently owned shops, a supermarket, doctors, veterinary surgeries and schools to G.C.S.E. level. There are 2 hotels, as well as a number of cafes and public houses.

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CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**
Email : **harleston@durrants.com**