



2 The Glass Barn

Stanninghall Road, Horstead, Norwich, Norfolk, NR12 7LY

BROWN & CO



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A wonderful six barn conversion with separate annexe, set within delightful gardens approaching 1.25 acres (stms). Exceptional position in the countryside with far-reaching views across rolling fields whilst being within striking distance of Norwich and Coltishall.

£1,200,000



DESCRIPTION

Delightfully positioned in charming countryside, yet within striking distance of Norwich and Coltishall off a quiet country lane, The Glass Barn stands beautifully taking advantage of its 1.25 acre (stms) of gardens and grounds with far-reaching views across open countryside and the adjacent tower remains of the 16th century ruined church of St Peters.

The Glass Barn enjoys a wonderful open plan feel, having been magnificently converted in 2020 from a contemporary barn which dates to the 1920's, carrying a fascinating history, being built just after the First World War as a craft workshop for convalescing soldiers to learn new skills, becoming known locally as The Glass Barn due to the large expanses of glass on the east and west elevations.

The contemporary finish is incredible being approached via the front into the main reception hall complemented by a glass roof, vaulted ceiling and an impressive bespoke floating glass staircase which flows up to an impressive landing area overlooking stunning countryside to the front aspect.

The hub of the barn is the kitchen/dining family room which spans across the main façade with a collection of bi-fold and patio doors

enjoying seamless access into the gardens as the flow from the north round to the west, with a view of St Peters in the distance. The location of the kitchen area is perfectly positioned, ensuring entertaining was at the forefront of the original design, the sleek kitchen features a super central island complemented by a range of integrated fittings and appliances. Off the kitchen lies a useful utility room, cloakroom and plant room comprising the underfloor heating, ventilation heat recovery system improving the indoor air quality, and air source heating.

The western wing of the barn is a major asset and is incredibly versatile. The current arrangement features two double bedrooms, a family bathroom, intimate snug, and a useful store. One could have three bedrooms across this wing if required.

Off the spacious landing area, access is enjoyed to three delightful bedrooms including the principal bedroom suite with separate dressing room, the incredible four-piece en-suite with the bath positioned just under the window captures the view perfectly, the bedroom itself enjoys fine views across sweeping, open countryside. The remaining two bedrooms are both complimented by their own en-suite shower rooms.

Gardens and grounds – The Glass Barn is approached off a quiet country lane through it's own gate into a large shingled hardstanding for many vehicles. The main gardens flow away to the north and round to the west, all bordered by post and rail fencing and enjoy a special degree of privacy. There is a lovely terrace which occupies the rear aspect and fine views are enjoyed over the church and back to The Glass Barn.

Annexe, studio and garaging - The annexe was immediately created by the current owners when they acquired The Glass Barn in 2020. Not requiring a triple garage, they converted two garages into a stunning space which suits multi-generational living. This lovely conversion acts as a very useful component to the whole comprising a sitting/dining room, kitchen, bedroom, and bathroom.

The studio room above approximately measures (14'2 x 29'4) offers multiple uses and is accessed from its own external staircase. The studio features superb storage space and a wc.

Services – Air source heating, private drainage system (treatment plant), mains water, mains electricity.

Local authority – Broadland District Council.



LOCATION

Situated on the outskirts of Horstead, along Stanninghall Lane and in a delightful rural setting, being well set back from the main road. The property is within proximity to local shopping and transport facilities and close to the river Bure, with direct access to the Broadland network. About 7 miles from the cathedral city of Norwich and within driving distance of the East Norfolk and North Norfolk coasts.

DIRECTIONS

From Norwich, head north on the North Walsham Road (B1150) and upon reaching Crostwick turn left into Hall Lane. After approximately ½ a mile bear right into Stanninghall Road and The Glass Barn will be clearly visible on the left-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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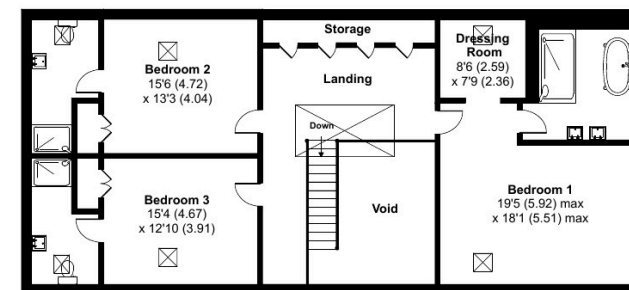
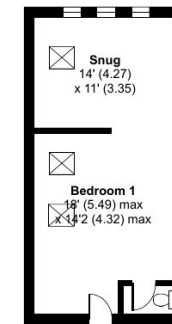
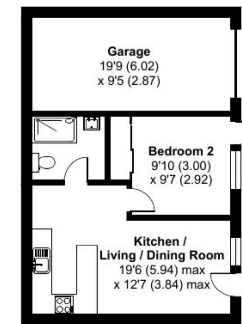
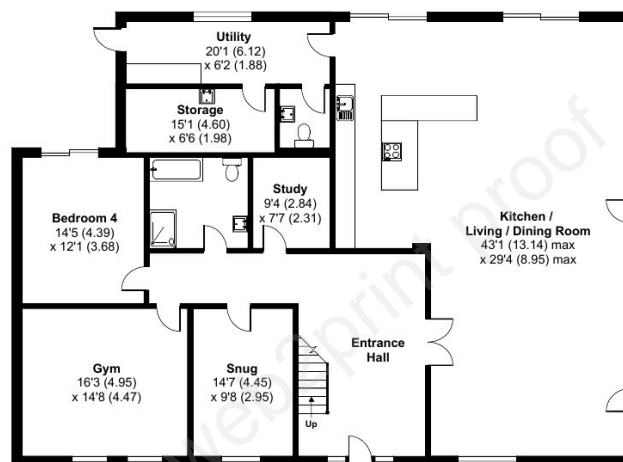
Approximate Area = 3882 sq ft / 360.6 sq m (excludes void)

Annexe = 807 sq ft / 74.9 sq m

Garage = 185 sq ft / 17.2 sq m

Total = 4874 sq ft / 452.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Brown & Co. REF: 1087323

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