



Norwich Road, Tacolneston, NR16
Stunning Four Bedroom Barn Conversion

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abbotFox Bespoke presents this stunning, barn conversion. Situated within a small, exclusive development of barns, within the popular South Norfolk village of Tacolneston, this home overlooks nearby fields, and offers a sense of peace and tranquillity that is hard to match, whilst remaining in easy reach of a variety of local amenities, and allowing easy access to Norwich and beyond.

The current owners have thoughtfully re-designed this home, and refurbished to an exceptional standard throughout, with the blend of cosy living spaces, combined with open plan living, this home represents a perfect opportunity for family living. The flexible layout, also lends itself for the potential to provide multigenerational living.

Externally, the mature gardens afford a high degree of privacy, with several areas that are perfect for entertainment, or enjoying the peace of country living. Properties of this calibre are rarely available, with an internal viewing highly recommended.

KEY FEATURES

- Stunning barn conversion
- Sought after village location
- Stylish living spaces
- Flexible layout, with annexe potential
- Generous, mature gardens with field views
- Ample off road parking and garage

SITUATION

The rural village of Tacolneston sits just 11 miles south west of the historic City Centre of Norwich and 5 miles from the popular market town of Wymondham. Tacolneston itself offers a small number of amenities including a hairdressers, a Chinese takeaway and the Tacolneston C of E Primary School. Further schooling is available from Wymondham, including secondary education from the highly rated Wymondham High School. Wymondham also benefits from further amenities including a choice of supermarkets including Waitrose, Morrisons and Lidl, convenience stores, clothing shops, public houses, restaurants, a library, cafes, takeaways including Dominoes Pizza, veterinary, doctors and dental surgeries and a the Wymondham Leisure Centre. Regular train services run from Wymondham to Norwich and Cambridge, both of which benefit from further connections to London. To the north of Norwich, the Norwich International Airport flies to a variety of domestic and international destinations.

SERVICES

Mains water, bioplant drainage, mains electricity and boiler and oil central heating

LOCAL AUTHORITY

South Norfolk District Council

COUNCIL TAX BAND

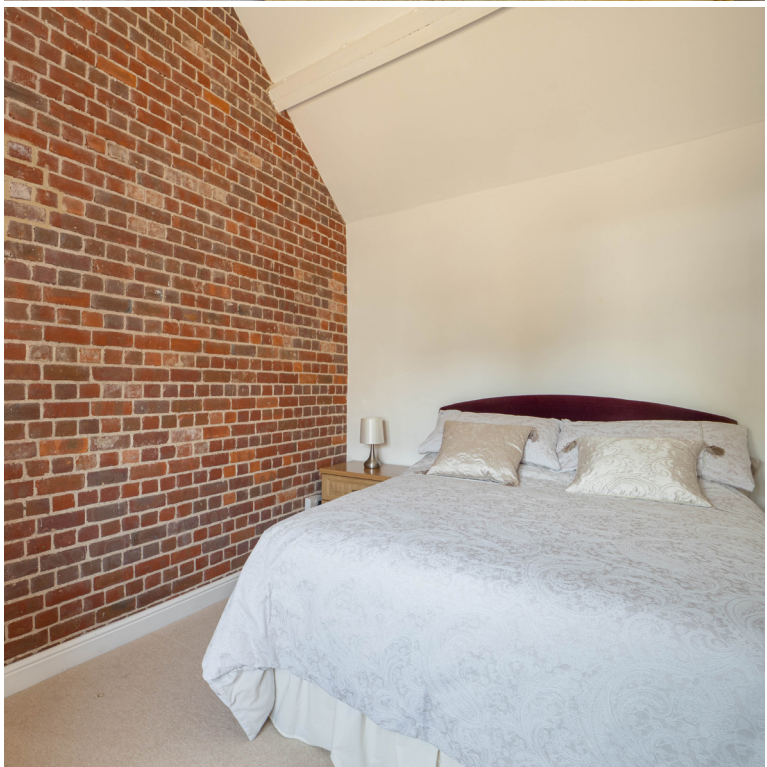
Tax Band E

TENURE

Freehold



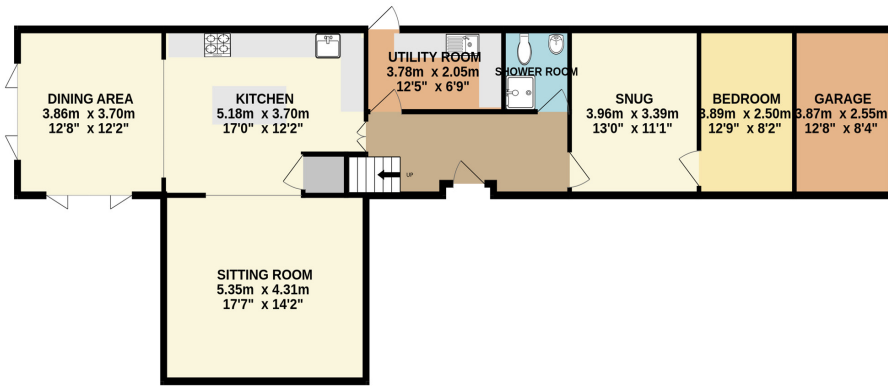




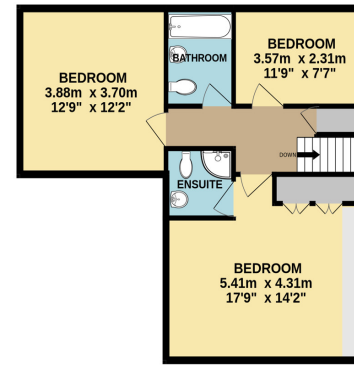
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GROUND FLOOR
111.3 sq.m. (1198 sq.ft.) approx.



1ST FLOOR
58.7 sq.m. (632 sq.ft.) approx.



TOTAL FLOOR AREA : 170.0 sq.m. (1830 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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