



*Flint Barn, Fersfield Road,  
Fersfield, Norfolk.*



**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS







Set in gardens and grounds of approximately 2 acres (sts) in a lovely rural location and with wonderful countryside views, this detached converted barn offers spacious and flexible accommodation with annexe potential on the ground floor. The property is full of character, with lovely views from most rooms and benefits from ample car parking, a detached garage and outbuildings including a large workshop and an open barn.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Kitchen
- Dining Room
- Sitting Room
- Snug
- Bedroom
- Utility Room
- Shower Room
- First Floor Mezzanine Landing
- Master Bedroom with En-suite
- Two Further Bedrooms
- Shower Room

Gardens and Grounds

- Single Detached Garage
- Off-Road Parking
- Attached Workshop
- Open Barn
- Gardens and Paddock extending to approximately 2 acres (sts)
- Beautiful countryside views



### The Property

A glazed entrance door opens into the hallway to the right of which is a cupboard housing the oil fired boiler and a cloakroom. The kitchen is on the left and is well fitted with a modern range of wall, base and drawer units, John Lewis appliances including a built-in double oven, washing machine and dishwasher, ceramic hob with extractor over, and quartz style worktop with inset brushed stainless steel sink and drainer. The dining room is a beautifully light south facing room with full length windows, double doors leading out to the garden, Norfolk pamment tiled floor and stairs rising to the first floor accommodation. The sitting room has a wonderful exposed brick and flint wall. From the dining room a door leads into the snug (this part of the property would make an ideal annexe) with a door into the ground floor bedroom and an archway into the utility room which has a stainless steel sink, plumbing for a washing machine and electric cooker point. An inner hallway has a useful storage cupboard and door to the shower room.

Stairs rise from the dining room to the spacious mezzanine landing with vaulted ceiling, which would make an ideal study area and has a cupboard housing the hot water tank. The double aspect master bedroom has built-in wardrobe cupboards, loft access hatch and door to the en-suite bathroom comprising bath with shower over, WC and wash basin. There are two further bedrooms on the first floor and a shower room.















## Gardens and Grounds

A shared driveway (owned by the property) leads to the detached garage and to a shingled parking area. The fenced paddock area is to the front of the property and has been used in the past for grazing sheep with an adjacent orchard planted with plum trees. The plot wraps around property and enjoys wonderful countryside views. The rear garden is accessed from the dining room and is laid to lawn with raised beds and planted with mature shrubs. Attached to the property is an extensive workshop area with power and light connected. A large open clay lump barn has been used in the past for housing animals. The total grounds extend to approximately 2 acres (sts).

## Location

The property is situated in a lovely rural location on the edge of the village, surrounded by open countryside. Fersfield has a local village church and the neighbouring village of Bressingham provides amenities including local village inn, village church, famous garden centre and steam museum, primary school, post office and village store. Further amenities can be found in the nearby market town of Diss offering a comprehensive range of everyday amenities including weekly market and mainline railway link to London's Liverpool Street.



## Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded in the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Oil fired radiator central heating.  
Private drainage – Klargestor System  
Mains water and electricity are connected.  
Energy Rating: E

## Local Authority

South Norfolk District Council  
Tax band: Main House D Annexe A  
Postcode: IP22 2AW

## Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Tenure

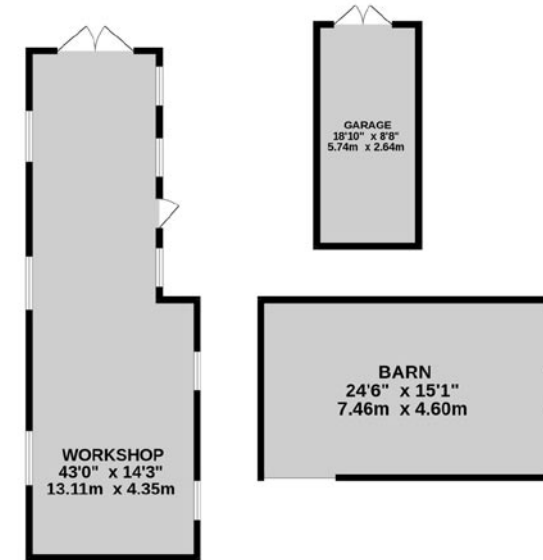
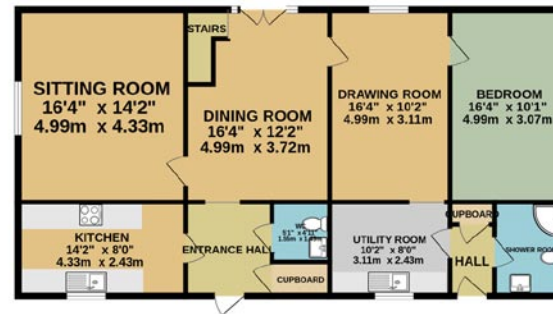
Vacant possession of the freehold will be given on completion.

Guide Price: £695,000

1ST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



GROUND FLOOR  
2215 sq.ft. (205.8 sq.m.) approx.



TOTAL FLOOR AREA : 2979 sq.ft. (276.8 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.

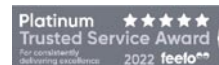
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.