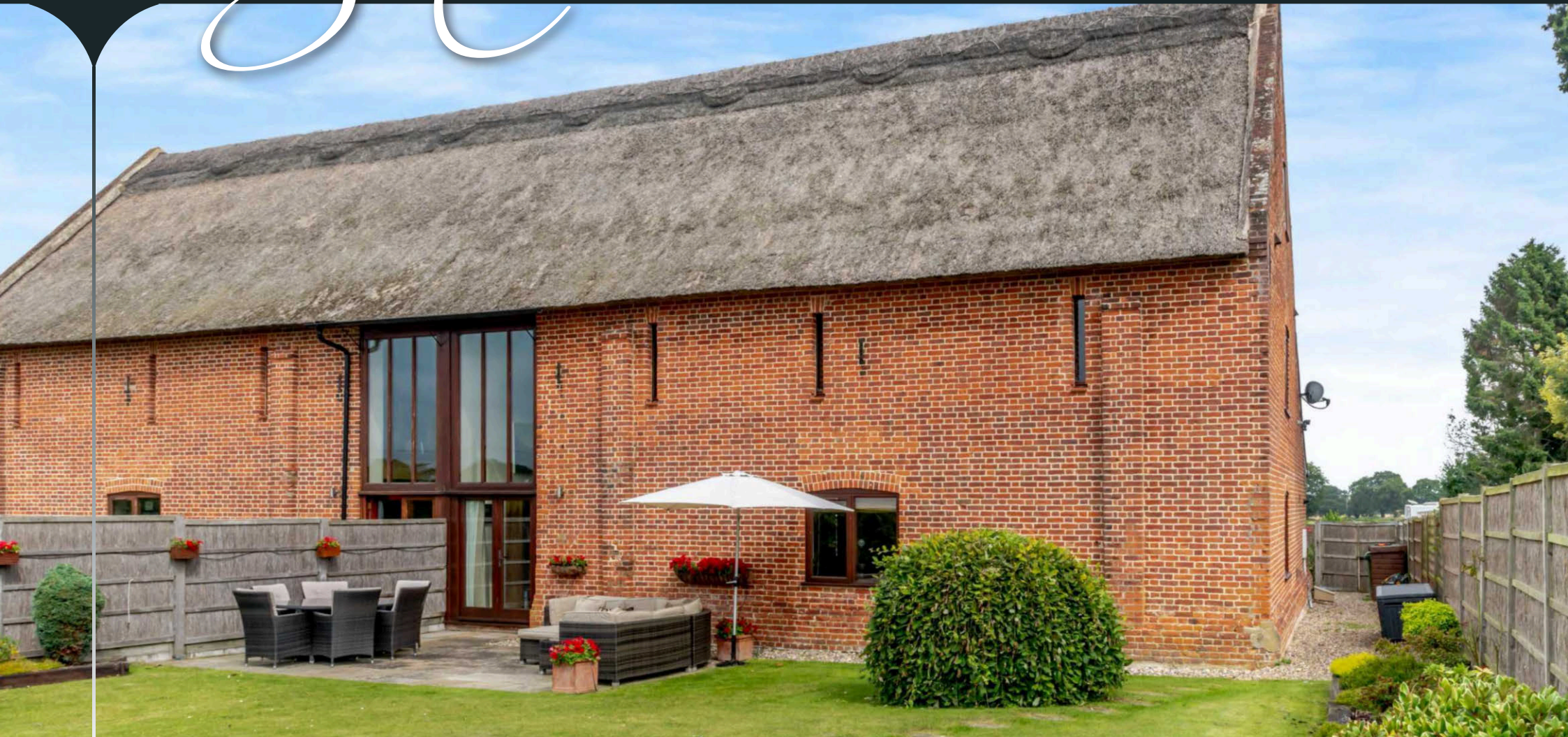


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Loke Side Barn  
Woodbastwick Road  
Blofield



AN IMPRESSIVE THREE STOREY BARN CONVERSION ON THE EDGE OF THE VILLAGE WITH RURAL VIEWS

AN IMPRESSIVE THREE STOREY BARN CONVERSION ON THE EDGE OF THE VILLAGE WITH RURAL VIEWS

## Loke Side Barn, Woodbastwick Road, Blofield, Norwich, NR13 4PQ

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### KITCHEN/DINING ROOM

With door in from the rear garden this spacious kitchen has a half vaulted ceiling with exposed brickwork to two walls. The kitchen is fitted with a good range of base and matching wall cabinets to two walls, including display cabinet and plate rack. Granite work surfaces with inset 1½ bowl sink unit and Insinkerator waste unit, space for range cooker and integrated dishwasher. Glazed double doors open to the sitting room, attractive tiling to floor which continues through an arch to the dining area. Dining area leads up to the drawing room, and French doors open out to the rear garden.

### UTILITY ROOM

Providing useful storage and having plumbing for a washing machine, and space for a tumble dryer and fridge or freezer.

### CLOAKROOM

With wc and hand wash basin, attractive tiling, some exposed brickwork.

### DRAWING ROOM

A lovely versatile space with imposing brick fireplace with gas fire and chimney breast. In part this room has a full high vaulted ceiling and is overlooked by the galleried landing/family area on the first floor. Glazed double doors with window above opens to the front garden. Exposed wooden flooring, exposed beams and some exposed brickwork. Stairs with feature brickwork lead to the first floor.

### SITTING ROOM

This extremely spacious room has windows to two aspects offering views over the garden. Attractive wooden flooring, with raised hearth in one corner. Glazed double doors with full height glazed side panels open to the drawing room.







## LANDING/FAMILY ROOM

An ideal seating area with vaulted ceiling having original exposed beams. This area is galleried above both the drawing room and kitchen, as well as some exposed brickwork to one wall, this area also features the exposed

chimney breast from the drawing room fireplace below. The stairs continue to the second floor, and there is some fitted storage.

## BEDROOM TWO

A well proportioned bedroom with window to side aspect and exposed brickwork to one wall.



### EN-SUITE

A stylish en-suite with shower cubicle housing both a 'rainwater' shower head and hand held shower. WC with concealed cistern and vanity hand wash basin with storage under, attractive tiling, exposed timbers and brickwork.

### BEDROOM THREE

A lovely double aspect room with views over the garden. A door opens to the en-suite-bathroom which is shared with bedroom four.

### EN-SUITE BATHROOM

A stylish, contemporary bathroom with freestanding bath having chrome mixer tap and hand held shower, shower cubicle with 'rainwater' and hand held showers, wc with concealed cistern and vanity hand wash basin with storage under. Attractive tiling, exposed timbers, towel rail/radiator.

### STUDY/BEDROOM FOUR

With narrow window to the front aspect and glazed 'wall' overlooking the drawing room.

### SECOND FLOOR LANDING

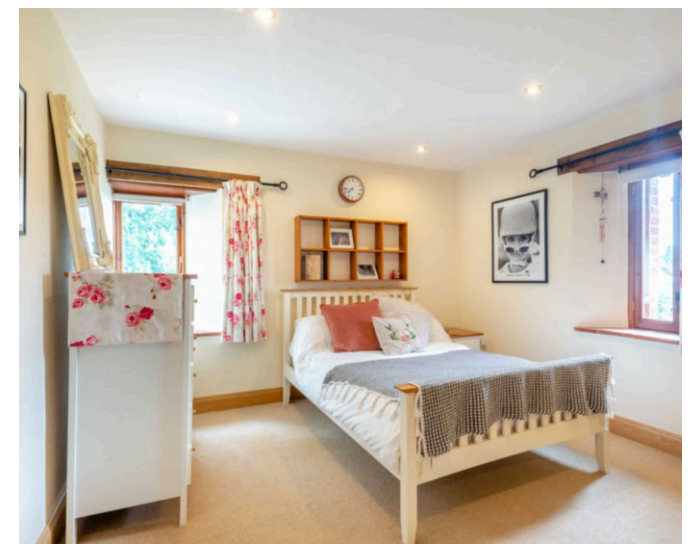
This area which is galleried over the first floor landing offers a useful study or office area, and has a vaulted ceiling with exposed timbers.

### PRINCIPAL BEDROOM

A super bedroom with vaulted ceiling, velux window and window to the side aspect. There is a deep walk in wardrobe with hanging rails, and access to the eaves with lighting and plenty of storage.

### EN-SUITE

With walk in shower cubicle having a 'rainwater' shower, wc with concealed cistern and vanity hand wash basin with storage under. Attractive tiling, radiator/towel rail.





'formal' area adjoining the barn itself with attractive sun terrace, with a hedge dividing this area from the rest of the garden. The remainder of the garden is again laid to grass, with a vegetable garden, greenhouse and garden store and former stable. Towards the foot of this garden is a small orchard. In total the gardens extend to around ½ acre (STMS).

### EPC

Current: C

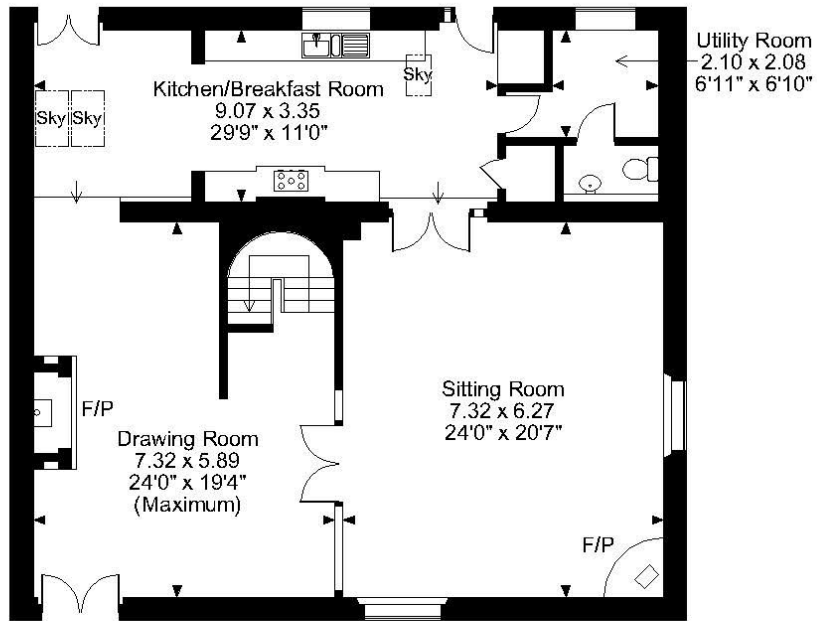
Potential: B

### EXTERNAL

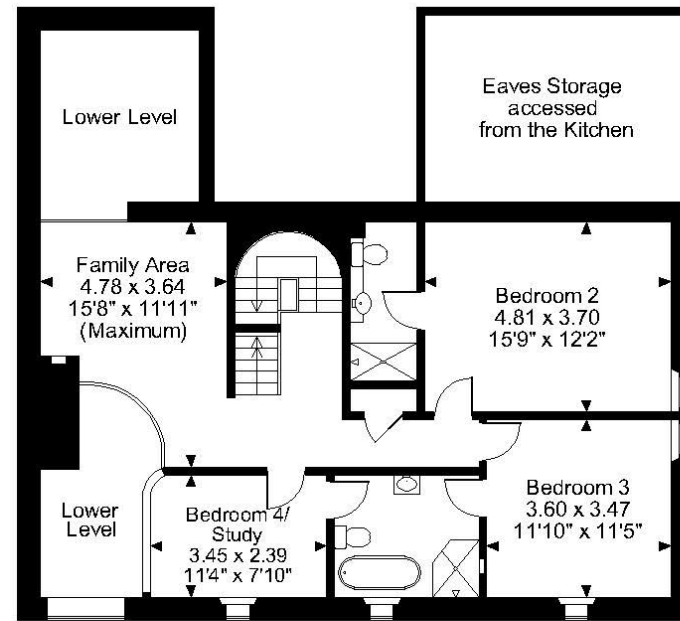
The barn is approached over a long drive to a private parking area (shared with neighbouring properties). From where a gate opens into the rear garden. This enclosed rear garden is lawned with well planted borders and a raised deck area. There is access alongside the barn to the front aspect where the majority of the garden lies. The west facing front garden has a



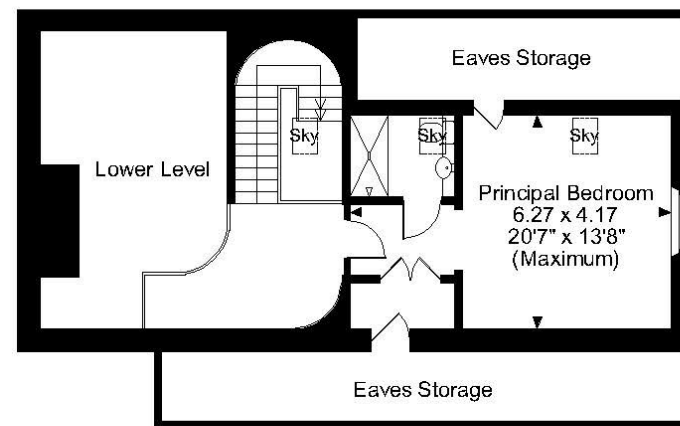
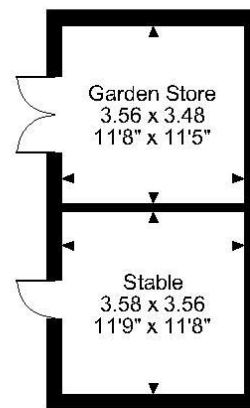
**Loke Side Barn, Woodbastwick Road, Blofield**



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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# Select



This wonderful three storey semi-detached barn conversion offers a wonderful blend of modern and period to provide a super four bedroom family home. The property retains much of its original character with exposed brickwork and beams, complimented by the wood used for much of the ground floor flooring and staircases. However, there is also the modern convenience of intelligent under floor heating, an integrated sound system and lighting system operated from a panel in the sitting room. The ground floor has two generous reception rooms, along with the kitchen/breakfast room, on the first floor there is a family area and three bedrooms all with en-suite facilities, while the top floor houses the impressive principal en-suite bedroom. Externally the gardens extend to around ½ acre (STMS).

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