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Willow Bank
School Road
Brisley



A MODERNISED THREE BEDROOM DETACHED HOUSE WITH STABLES, MENAGE AND PADDOCKS MEASURING A TOTAL OF 2.5 ACRES (STMS)

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Willow Bank, School Road, Brisley, NR20 5LH

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ENTRANCE HALL

Double glazed door to front, wood flooring, radiator, stairs to first floor landing, storage cupboard

SITTING ROOM

17.7 x 11.8

Central log burner, wood effect flooring, radiator x 2, double glazed window to front, double glazed double doors to rear

KITCHEN / FAMILY ROOM

18 x 13

Range of wall and base level units, Quartz worktops, inset butler sink, inset electric hob, built in eye level electric oven, built in fridge, wood flooring, space for dish washer, radiator x 2, double glazed window to rear, double glazed doors to rear

UTILITY ROOM

8.5 x 8.4

Range of wall and base level units, complementary rolled edged work surfaces, inset sink, wood flooring, double glazed door to side

CONSERVATORY

10.3 x 7.7

Hard wood and brick build, tiled flooring, double glazed windows surrounding, double glazed double doors to rear







STUDY

8.6 x 8.1

Fitted carpet, radiator, double glazed window to front



CLOAKROOM

Two piece suite, low level W.C., hand wash basin with vanity unit, tiled flooring, heated towel rail, double glazed window to

LANDING

Fitted carpet, radiator, double glazed window to front, airing cupboard with hot water tank



BEDROOM ONE

18.3 x 11.5

Fitted carpet, radiator x 2, double glazed window to front and rear

BEDROOM TWO

11.8 x 9.5

Fitted carpet, radiator, double glazed window to rear

BEDROOM THREE

12 x 8.7

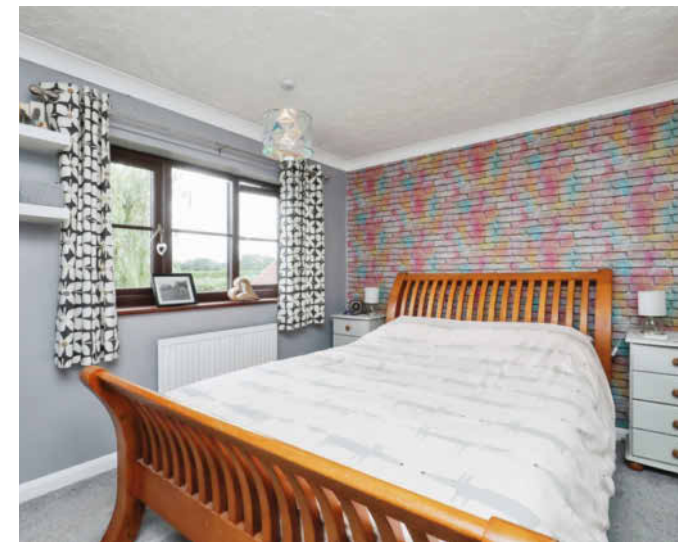
Fitted carpet, radiator, double glazed window to front

BATHROOM

Two piece suite, hand wash basin with vanity unit, P-shaped bath with shower over, tile effect vinyl flooring, heated towel rail, double glazed window to rear

W.C TO FIRST FLOOR

Two piece suite, low level W.C., wall hung hand wash basin, fitted carpet, radiator, double glazed window to side





EXTERIOR

The property benefits from a plot size of 2.5 acres (STMS) comprising a shingle seating area, storage shed with power and lighting, menage, four internal Loddon stable block attached to storage/tractor barn both with power and lighting and total measurement 60 x 25, four paddocks with separate entrance.

To the front of the property there is approached by a large shingle driveway with parking for multiple vehicles.



EPC RATING:

Current: D

Potential: C



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Situated in the popular Norfolk village of Brisley is this spacious and modernised three bedroom detached house which benefits from ample off road parking and 2.5 acres (STMS) of land to the rear currently set up with equestrian facilities.

The main property features three double bedrooms offering views of the surrounding fields, modern kitchen and family room with double doors opening to the garden space, inviting sitting room with feature log burner and a separate study area offering further reception space.

The true feature of this property is the equestrian facilities to the rear of the property offering ample storage facilities with power and lighting, a four internal Loddon stable block with its own power supply with an attached storage area again benefiting from power supply. The equestrian facilities further benefits with a menage which is fully enclosed and four paddocks benefiting from its own rear entrance.

To the front of the property there is ample off road parking for multiple vehicles and offers access to the rear.

Viewing by appointment with our
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To view this property's virtual tour,



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