



'Magnificent Barn, Cottage and Annexe'
Banham, Norfolk | NR16 2BX

WELCOME



This really fabulous barn conversion comprises a main house, cottage and annexe set in an enviable rural location within beautiful grounds of around an acre. The property is approached down a beech hedge-lined driveway which provides access to a huge parking area. Add into the mix a large workshop, potting shed and BBQ cabin and this is a property not to be missed!







- A Stunning Barn Conversion in a Wonderful Rural Location near the pretty village of Banham
- Three/four bedrooms in the Main Barn with a Dressing Room, Family Bathroom and Two En-Suites
- Two Bedroom Self-Contained Annexe
- Two Bedroom Guest Cottage within the Grounds
- Excellent Kitchen and Dining Room
- Separate Utility Room; Downstairs WC
- Superb Main Reception; Sitting Room; Lounge and Dining Room
- Office/Study/Further Bedroom
- Double Garage with excellent Fully Insulated and Double Glazed Workshop (or Gym/Workspace)
- Fully Insulated and Double Glazed Potting Shed
- BBQ Cabin
- Situated in around an acre of pretty Landscaped Gardens (stms)
- The Main Accommodation and Annexe extends to 3,354sq.ft
- The Guest Cottage extends to 861sq.ft
- Super-fast fibre broadband
- Energy Rating: F

THE ACCOMMODATION GROUND FLOOR

Ground Floor Bedroom

This has south facing glazed double doors to the central courtyard and a west facing window with handmade solid shutters. Spot lighting and tall modern radiator. You move through to the en suite shower room with an excellent large shower cubicle with large shower head, vanity wash basin, WC and bidet. There are tiled walls, a range of mirror fronted cabinets and illuminated wall mirror along with a modern heated ladder radiator.

Office/Study/Further Bedroom

A lovely room to work from home with a window onto the courtyard with bespoke shutters.

Dining Room

This is a bright and airy room with a red brick feature wall with wood burner set on a brick plinth, spot lighting and south facing French doors to the courtyard.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Kitchen

A superb room with a full range of bespoke fitted units around three walls with an inset Belfast sink and wooden work surfaces, and an induction range cooker. The central island unit has a granite work surface, while exposed oak beams feature along three of the walls.

Utility Room

A well fitted room with a selection of tall cupboards, inset Belfast sink and granite work surfaces. There is stone flooring, a window and stable door to the side and a built in wine rack.

Cloakroom

Fitted with a low level WC, recess with plumbing for washing machine and vented for tumble dryer. Window to the front elevation.

Snug

Another light room with east and west facing windows, exposed timbers and stairs rising to the first floor.

Reception Room

Formerly the granary, this is a wonderful large open space with glazed panels to the east and west. The westerly elevation is glazed to the apex which allows a huge amount of natural light to flood in. The gallery landing above overlooks the reception area and has far reaching views across the surrounding fields.

Drawing Room

A cosy room with exposed timbers and red brick inglenook fireplace with fitted wood burner. This is a lovely relaxing room to watch TV or read.

Office

A large office space that could be used as a TV room. Stairs lead you up to the first floor with galleried landing overlooking the ground floor.

FIRST FLOOR

Bedroom

With an east facing Velux window, exposed timbers and exposed red brick work.

Dressing Room

Fitted with a comprehensive range of built in mirror fronted wardrobes and automatic lighting.

Bathroom

Newly refurbished complete bathroom suite.

Bedroom

With east and north windows and exposed timbers. You move through to a newly refurbished en-suite with a corner shower, wash basin and WC.

The Annexe

The annexe comprises, kitchen, bathroom, sitting room and two bedrooms and provides a redevelopment opportunity.

The Cottage

A fully detached cottage with kitchen, utility room, bathroom, a vaulted sitting room and vaulted bedroom to the ground floor and a second bedroom on the first floor.





The Annexe





The Cottage



The Gardens

The property occupies a plot of around an acre with large gravelled quadrangle as you enter via the driveway. This area provides parking for many vehicles and is flanked by the main barn, the double garage, which has a vaulted ceiling and mezzanine boarded storage area, workshop (with power and light connected) and the cottage. To the front of the barn there are two areas of lawn with mature magnolia and ornamental cherry. There is an extensive south facing patio to the side of the property providing a wonderful sunny place to entertain. There is a very useful covered area by the main barn front door with the former stable providing a great store room. To the rear of this is a superb 'potting shed'. An expanse of lawn and wildflower meadow runs behind the cottage with a wide variety of trees including plum, damson, quince, apple, pear, mulberry and various specimen ornamental trees. The garden is host to a wide variety of wildlife, including hedgehogs, hares and numerous bird species. The BBQ cabin is a fabulous octagonal building with central fire pit and seating all around. There is a garden utility area and wood store. The courtyard is a sheltered sun trap with wisteria, climbing roses and central variegated maple.

Agents Note

There are two restrictions on the property.

1. It may not be used for any business purposes.
2. It can only be lived in by the owner or the owners family.







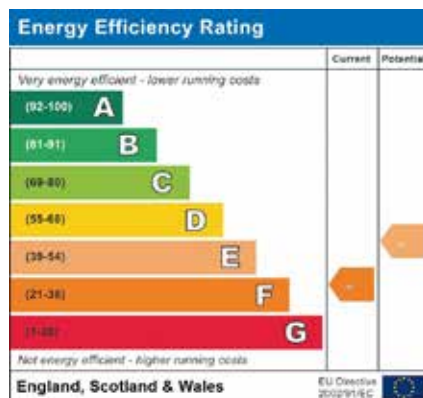


Property - DIS4401
 Approx. Internal Floor Area of Cottage - 998.14 Sq ft / 92.73 Sqm
 Approx. Internal Floor Area of Garage/Workshop/Potting Shed office/Wood Shed- 1070.4 Sqft / 99.44 Sqm

INFORMATION



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On The Doorstep

The village of Banham offers two shops, a post office, butchers, public house and eateries - Banham Zoo being located opposite these. Diss, Wymondham and Attleborough can easily be accessed for grocery shopping and much more, or if travelling further afield there is an Intercity rail service from Diss, which can be used to access either London or Norwich.

How Far Is It To?

The market town of Diss is only 7.5 miles from Banham and has a wide range of shops, amenities, a weekly market and a monthly farmers market. The beautiful vibrant cathedral city of Norwich is approximately 17 miles to the northeast on the A11. Norwich has two shopping centres including Chapelfields and The Mall, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London, Cambridge and other destinations and an International Airport.

Directions

From Diss take the B1077 towards Shelfanger. Continue on the B1077 for approximately 4.7 miles through Winfarthing and continue onto Short Green. Continue straight onto Winfarthing Road when the B1077 bends right at Mile Road. Turn right at Cross Road after 0.5 miles then turn left onto Heath Road. Take a slight right onto Greyhound Lane for 0.5 miles then left into Blackslough Lane. Continue onto The Moor for 0.8 miles and the property will be found on the right hand side.

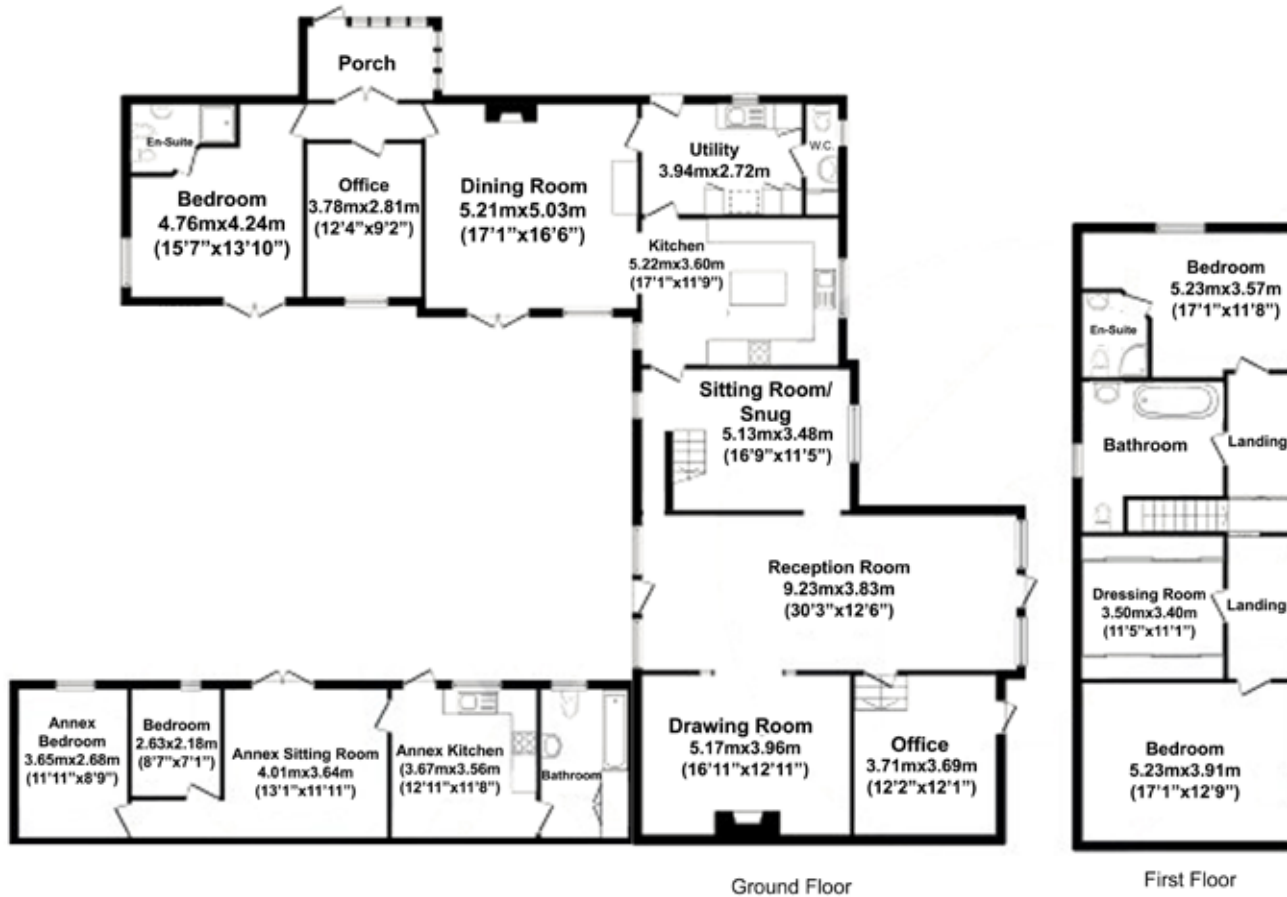
Services

Oil Fired Central Heating, Mains Water, Private Drainage.
 via Klargester
 Separate Boiler in the Guest Cottage

Local Authority: Breckland District Council - Band F

Tenure: Freehold

Property - DIS4401
Approx. Internal Floor Area - 3354 Sq ft / 311.56 Sqm



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