



Barnfield House
Great Moulton | Norwich | Norfolk | NR15 2HN

RIPE FOR RENOVATION



If your dream is a character home, with ready-made annexe, set in an acre of grounds (stms) with amenities close by then this house is your dream come true. Being unlisted, with an abundance of charming beams and exposed brickwork this home is ready for you to make your mark and enjoy country life.



KEY FEATURES

- A Wonderful Three Bedroom Detached Property
- Integral One Bedroom Annexe
- Approximately An Acre Of Beautiful Gardens
- Over 2000 Square Feet Of Living Space
- Parking For Multiple Vehicles
- In Need Of Some Modernisation But Lots Of Potential
- Immediate Access To The Surrounding Countryside
- Double Garage
- A Wonderful Sought After Village Location
- Chain Free

Step Inside

Stepping into the porch, useful for boots and shoes, you then enter the main hallway from which all the ground floor rooms are found. To the right is a wonderfully proportioned sitting room with beautiful beam work and an exposed brick wall housing the fireplace and wood burner. Patio doors take you to the garden, making this is a cool room to relax in during the warmer months as well as a cosy space to snuggle down for a winter evening by the fire. Turning left from the hallway leads to the formal dining room, with space for a large table, perfect for dinner parties. The cloakroom is straight ahead from the hallway whilst the kitchen is next to the dining room. The kitchen, whilst in need of updating is a fabulous space, with exposed flint brickwork at one end and could easily house a breakfast table and a sofa as well as the appliances making a great family room.

Everyone Welcome

A door from the hallway, next to the kitchen, leads to the ready-made annexe sitting room. This dual aspect room is a great size with the east and west facing windows affording lovely light here. A door takes you to the kitchen and from here to the bedroom and utility room, with shower room off this. This self-contained annexe would be perfect for visitors to sleep over but still have privacy, or for adult children to live independently, for elderly parents to have space but be supported or even to run as a holiday rental and generate income, subject to appropriate planning consents of course. The possibilities are endless, you decide.

Exploring Upstairs

Dog leg stairs from the hallway lead to the spacious landing area and three bedrooms, all with charming, weathered beams. The dual aspect principal bedroom is of large proportions generating an atmosphere of space and light with plenty of room for a king size bed and wardrobes. The family bathroom with corner bath and shower is just next door. Across the landing is a smaller bedroom, ideal as a home office, nursery or child's room, being close to the principal suite and further along the landing is another substantial bedroom.





KEY FEATURES

Step Outside

Set back from the road with a brick weave entrance leading to a gravel driveway there is plenty of parking for family and friends. The drive continues along the side of the property to further brick weave parking, ideal for the annexe which also has its own private fenced garden area. The rear gardens include terrace and a pond, and then lawns stretch away with mature trees, enclosed by hedging - a real countryside feel. This offers so much potential with space for children and dogs to run free and for those who enjoy gardening it's a blank canvas ready for creativity and planting; for green fingered veggie growers there is space for an allotment and cultivating, producing food for the family. Surrounded by countryside and Norfolk big skies this garden embodies country life.

On The Doorstep

Located within the pretty village of Great Moulton, (adjoining the village of Aslacton) the property enjoys unspoilt rural countryside yet is close to amenities. A regular bus service runs from the village to Norwich and Great Moulton also boasts a fantastic local pub/restaurant The Fox & Hounds, which offers a family welcome and runs quiz nights and live music events.

How Far Is It To....

The village of Long Stratton is within easy reach lying just three miles to the east and offers a variety of day-to-day amenities and facilities including schooling for all ages, a health centre, sports centre, supermarket, garage and coffee shop plus takeaway options. The property benefits from easy access to the A140, providing direct routes to the Cathedral City Norwich, 18 miles north, offering a wider range of shopping, cultural and sporting facilities and the bustling market town of Diss, 7 miles south, with its mainline train station offering services to London Liverpool Street in under 90 minutes. Whether enjoying country living in the Norfolk countryside or commuting for work, this home is perfectly positioned to deliver the perfect blend of a quiet country life combined with the necessary modern practicalities.





























INFORMATION



Directions

From Diss head north on the A140. Take a left on to the B1134 and follow until you take a right on to Moulton Road. Turn right on to Woodrow Lane and continue onto High Green. The property is on your right.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location - [///flinch.toenail.unicorns](http://flinch.toenail.unicorns)

Services, District Council and Tenure

Oil Fired Central Heating

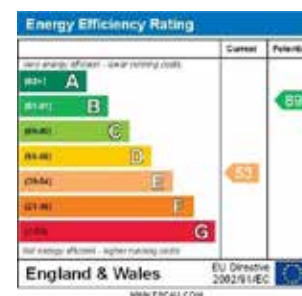
Mains Electricity & Water Private Drainage.

Broadband Available but please check www.openreach.com/fibre-checker

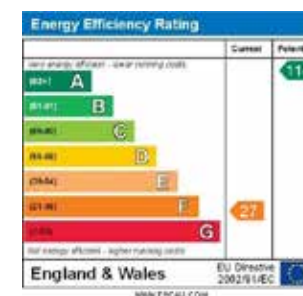
Mobile Phone Reception - varies depending on network provider. Please see www.ofcom.org.uk to check

South Norfolk District council – Band F

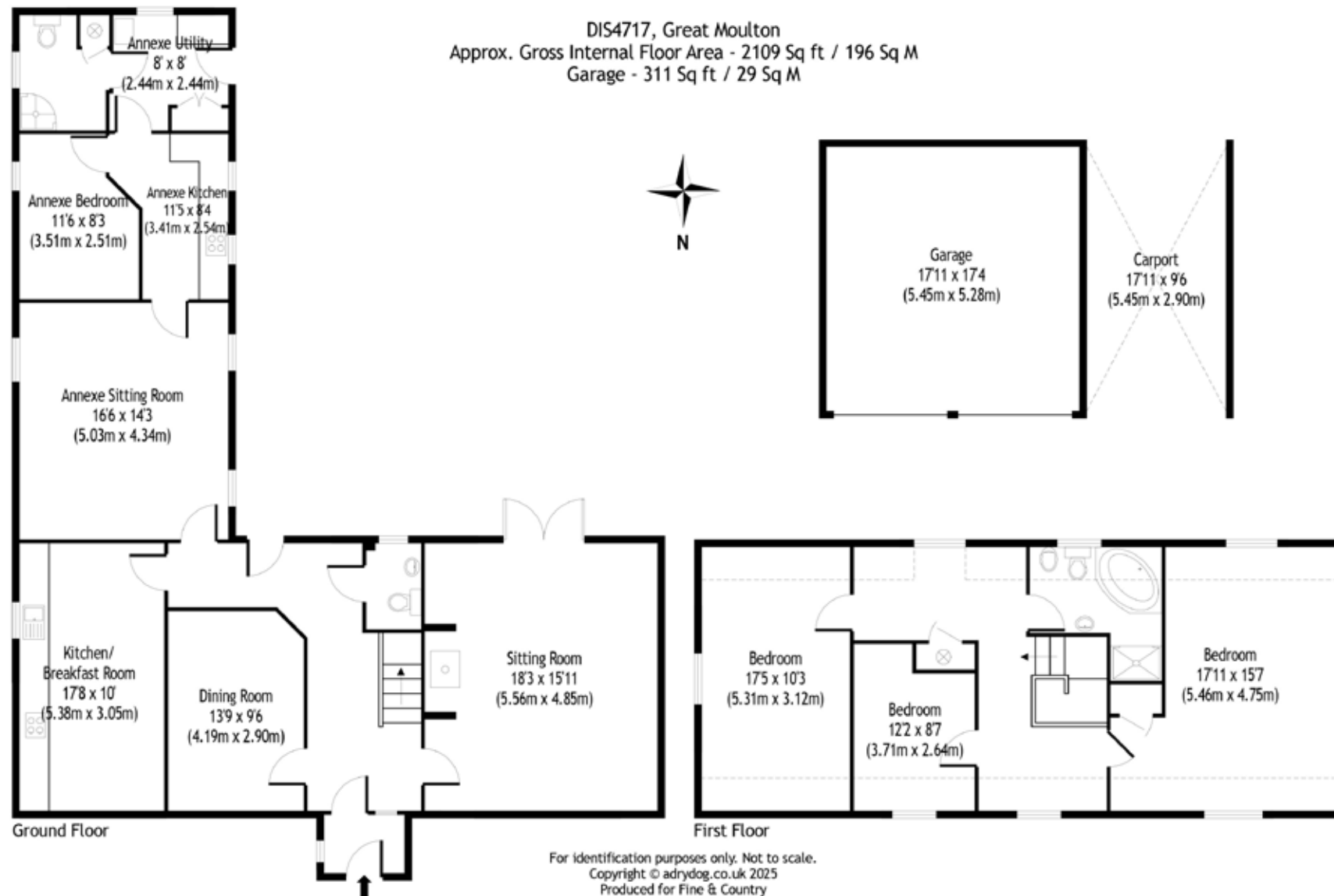
Tenure: Freehold



Barnfield House EPC



Barnfield Annexe EPC



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

