



Taylors Farm Yarmouth Road - NR32 5NJ



Taylor's Farm Yarmouth Road, Lowestoft

OFFERING A RARE BLEND OF CONTEMPORARY LIVING AND RURAL CHARM, this exceptional 2009 oil heated BARN CONVERSION is set within a tranquil countryside setting, just off the A47, on a 0.23 ACRE PLOT (stms). Boasting an expansive 1977 Sq. ft (stms) of beautifully appointed accommodation, the property is rich in CHARACTER FEATURES including VAULTED CEILINGS, exposed timber beams, and striking brickwork. The impressive 19' SITTING ROOM centres around a feature fireplace with a CAST IRON WOOD BURNER, creating a warm and inviting atmosphere for relaxing or entertaining. The 18' KITCHEN/BREAKFAST ROOM seamlessly connects to an OPEN PLAN DINING ROOM, where BI-FOLDING DOORS invite an abundance of natural light and provide effortless access to the rear garden. Practicality meets luxury with GROUND FLOOR UNDERFLOOR HEATING throughout, while three EN SUITE BEDROOMS are thoughtfully arranged over two floors, offering privacy and flexibility for family living or hosting guests. The HALL ENTRANCE offers the ideal meet and greet space, coupled with a W.C and separate UTILITY ROOM. Ample storage solutions are integrated throughout, and the property's layout lends itself perfectly to modern lifestyles, with potential for a home office or creative studio space



and an annually serviced SECURITY ALARM SYSTEM for peace of mind. THE GREAT OUTDOORS truly completes this idyllic home, with a GATED DRIVEWAY and expansive lawned frontage set behind classic timber post and rail fencing. There is ample space for keeping chickens or cultivating a vegetable garden, appealing to those seeking a self-sufficient lifestyle. The DETACHED DOUBLE GARAGE provides secure parking and additional storage. The private front gardens are thoughtfully finished with ARTIFICIAL GRASS for year-round ease of maintenance. To the rear, a COURTYARD STYLE GARDEN, also laid with artificial grass, creates a seamless connection from the dining room's bi-folding doors.

Tenure: Freehold

Council Tax Band : E

- 2009 Converted Barn Conversion in a Rural Surround
- Approx. 0.23 Acre Plot (stms)
- Approx. 1977 Sq. ft (stms) of Accommodation
- 19' Sitting Room with a Feature Fireplace & Cast Iron Wood Burner
- 18' Kitchen/Breakfast Room & Open Plan Dining Room with Bi-folding Doors to Rear
- Three En Suite Bedrooms Arranged Over Two Floors
- Enclosed Courtyard Style Rear Garden & Large Easy to Maintain Front Garden
- Gated Driveway with a Detached Garage & Internal Storage



The property is situated on the outskirts of rural Corton. Corton is a small village set right on the coast just off the A12 on the Norfolk/ Suffolk border between Lowestoft and Great Yarmouth. There are a range of local amenities with public houses and shops. The beautiful Suffolk countryside is right on your doorstep and direct village access to the beach. A good public transport network is also available.

SETTING THE SCENE

From the communal driveway, double timber gates open up to the shingle driveway, providing ample off road parking and access to the double garage. Gated access and a pathway take you to the front door.

THE GRAND TOUR

The tiled hall entrance creates the ideal meet and greet space, with full height windows to front for natural light and stairs rising to the first floor. Underfloor heating runs underfoot, whilst timber latch and brace doors enclose the various reception rooms and built-in storage. A boiler room sits to one side, with a ground floor W.C including a two piece suite leading off. The main sitting room continues with wood flooring underfoot, whilst being centred on an exposed brick-built fireplace with a cast iron wood burner and pamment tiled hearth. Flowing seamlessly into the dining room, tiled floors run underfoot, with your eye drawn to the bi-folding doors which take you to the courtyard gardens. An opening leads to the kitchen, where a grand vaulted ceiling with a velux window and timber beams ensures for a light and bright feel. The kitchen offers a bespoke range of units, with a brick built centrepiece housing space for an electric range style cooker. The dishwasher and fridge is integrated, with space provided for a fridge freezer. The utility room allows for more storage, whilst housing space for laundry appliances. To the rear, the ground floor bedroom is ideal for a range of uses, with a door to the courtyard. Sitting under a vaulted ceiling with exposed timber beams, a private ensuite leads off, with a three piece suite including a walk-in shower cubicle and tiled splash-backs.

Upstairs, the galleried landing sits under a vaulted ceiling and velux windows, with doors leading to the two bedrooms. With fitted carpet under foot and a vaulted ceiling above, a walk-in wardrobe sits to one side, whilst adjacent, the luxury en suite bathroom includes a freestanding rolled top bath, corner shower cubicle with

a thermostatically controlled shower and wood flooring. The second bedroom is finished in a similar style, with an en suite bathroom including a panelled bath, corner shower cubicle with a thermostatically controlled shower and velux window above.

FIND US

Postcode : NR32 5NJ

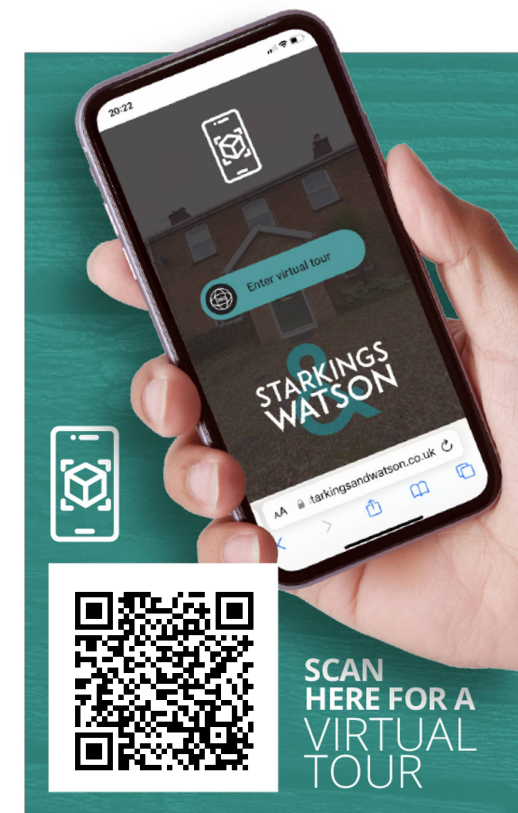
What3Words : ///endlessly.finishing.mixes

VIRTUAL TOUR

View our virtual tour for a full 360 degree view of the interior of the property.

AGENTS NOTES

The property is held across two land registry title deeds. A borehole and sewage treatment plant is shared with neighbouring properties, with a monthly shared cost. The local North Lowestoft Garden Village residential plans are close by, but with no immediate visual impact on the property.



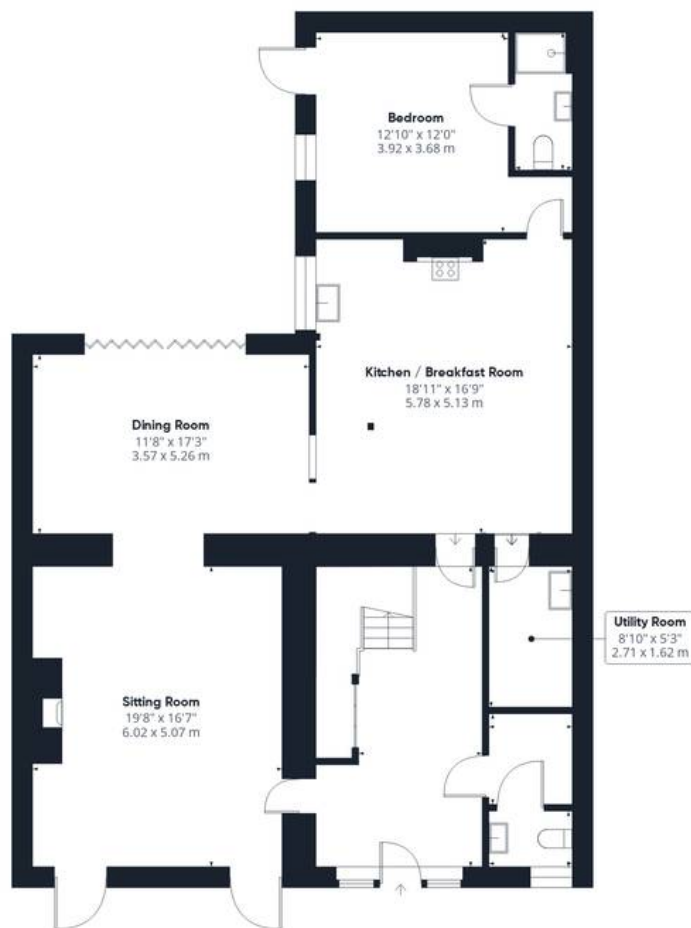




THE GREAT OUTDOORS

The property occupies a 0.23 acre plot (stms). A gated driveway and lawned frontage are enclosed within timber post and rail fencing fully enclosed for chickens with ornamental and fruit trees provided, Access leads to the double garage which offers twin sets of double doors to front, along with an internal store. Either side of the garage is a concrete base and woodstore. An additional woodstore sits at the end of the driveway. A timber gate opens to the private front gardens, which are finished with artificial grass for ease of maintenance. Attractive paving and a patio area are ideal for alfresco dining, with outside power and water installed. There is also a concrete base and 32amp electricity supply for a hot tub. To the rear, a courtyard style garden with artificial grass creates the ideal flow from the dining room bi-folding doors - all neatly enclosed within walled and fenced borders.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2390 ft²

222.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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