

Keswick,
Norfolk

FINE & COUNTRY
The City Collection



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- An impressive thatched converted Barn enjoying a semi-rural yet convenient location within the sought after village of Keswick
- Four Bedrooms; Two Bathrooms
- Three Receptions
- Spacious Breakfast Kitchen with separate Utility
- Original character has been retained throughout with exposed beams and brick
- Generous front and side Gardens
- Single Garage, additional off street parking available
- The Accommodation extends to 2,338sq.ft



Through The Grape-vine

Beneath the pergola, draped in vine, is a wonderful place to relax and unwind. A private spot with a real sense of peace, from the stress of the daily grind you're released. This former granary boasts character within, while the countryside surroundings will draw you in. It's a real oasis, this place so pretty, just two minutes from the shops and ten from the city.

This beautiful barn conversion was originally part of the granary for the nearby farmhouse, which itself dates back to the 16th century. The large central opening that is now glazed would have been where the horses came in, with threshing floors on either side. Both the farm and barn are mentioned in Pevsner's Buildings of England series. The barn was converted in 1987 and the current owners came here in

2001. "We were moving into the area and looking for somewhere central that had space for our growing family. We saw the details but it looked to be in the middle of nowhere – we never dreamed it was just ten minutes from the city centre! You really can get away from it all here but you're still so close to everything," the owners explain.

An Envious Position

You have the best of both worlds at the barn, with rural surroundings waiting to be explored, while remaining near to every amenity. You're two minutes from the A11, three minutes from the hospital, and have Tesco and Waitrose just down the road. The pubs and restaurants of Eaton are within

walking distance and you can take your pick from pretty country pubs dotted around the nearby villages. "It's great for children as they grow up – they can get a bus into the city and enjoy their independence," the owners explain. And if you have dogs you'll be spoilt for choice with many different places and paths to explore on foot. It's also close to the University, Research Park and more, as well as the Park and Ride if you don't fancy parking in the city itself. "If you're working in town but want to be able to switch off at the end of the day, this is the place for you!"

A Welcoming Community

It's no surprise that this is a desirable location, but in addition, there's another bonus – a real

"The sheltered sunny garden has a beautiful gazebo covered with the vines that give the house their name."



sense of community in the handful of dwellings here. The owners have found it to be very welcoming, with an old fashioned friendly feel. "Our daughters grew up here – they were only 4 and 2 when we moved in. It's the sort of place where people stay for years. Our neighbours recently moved after 16 years, while the people living in the farm were here for 25 years. Everyone knows each other and we have occasional get togethers but we don't live in each other's pockets."

An Impressive Property

The unique building has been thoughtfully converted to retain an abundance of character but with modern finishing touches. When the owners arrived, it had been well loved and maintained but the décor was very much of its time. The owners have updated using the very best of everything, as they had hoped to stay here forever, so wanted to get it all just right. They have used quality, natural materials that complement the building itself, including solid oak flooring, as well as stone and granite for tiling and worktops. The kitchen is modern yet classic, with a relaxing feel and is also incredibly practical, with abundant storage and preparation space, as well as room for guests to sit and chat around the breakfast bar. "We're all very sociable and we both have large families, so we've

had loads of parties and made amazing memories here, especially at Christmas. This would be ideal for anyone who enjoys entertaining, whether as a couple or family. It's also very secure and would make the perfect weekend or second home, well positioned for transport but well away from the hustle and bustle."

The Accommodation

You take in the thatched elevations of the property before moving through the front door into the main...

Reception Hall

You immediately note the travertine floor tiles underfoot along with the stairs which rise to the first floor; here you also discover the ground floor wc and a coat storage cupboard before moving through a further door into the...

Breakfast Kitchen

Forming the focal point of the barn, this stunning space with its part vaulted ceiling is a fabulous entertaining area dominated by its island bench complete with breakfast bar the kitchen incorporates granite, travertine and natural light which is provided by the three velux windows, generous cabinet space can be found to three aspects contrasting beautifully with the granite work surfaces found over; there are a number of integrated features within the

kitchen including a dishwasher, an impressive Smeg range with extractor fan above, twin wine coolers and an integrated bin unit. You have a continuation of the travertine flooring through into here from the hall whilst French doors afford access out to the gardens, there is also additional space for an American style fridge freezer. Leading off the rear of the kitchen you have access through into a separate...

Utility

Where once again you have plenty of space available for a range of white goods, you also notice the integrated convection microwave as well as additional storage and granite work surfaces.

Returning to the main reception hall you move through into a large inner lobby area, this generous space could be used for a number of different purposes, it has been used as a formal dining area and combines both exposed beams with wonderful oak flooring.

Dining/Family Room

A versatile space it could be used for any number of purposes, natural light is guaranteed via twin south facing windows whilst character includes vertical studwork and exposed brick.

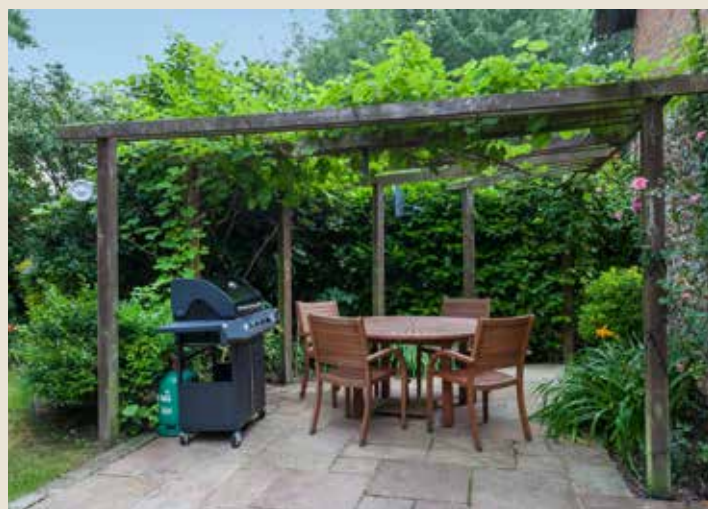


"There's abundant character throughout, but with contemporary fittings and comforts."









Sitting Room

Another room with the wow factor mainly due to its size and character; you have further exposed beams and timbers, exposed brick and a fabulous focal point fireplace complete with wood burner set within, you also have a continuation of the timber floors underfoot whilst French doors lead out to the terrace and gardens.

You move up the stairs to the first floor where almost floor to ceilings to the front elevation afford plenty of light to the landing. Set off the landing you discover four bedrooms, three of which are good sized doubles whilst the other is a single bedroom ideal for a child. Each of the bedrooms offers

original character with further exposed beams and brick whilst the master bedroom has access to its own en-suite shower room. The remaining bedrooms are serviced by the generous main bathroom with its five piece suite including a freestanding double ended bath, his and her wash basins, a separate shower cubicle and a wc all of which contrast beautifully with the floor and wall tiles. Each of the bedrooms offers large windows or roof lights which provide plenty of natural light.

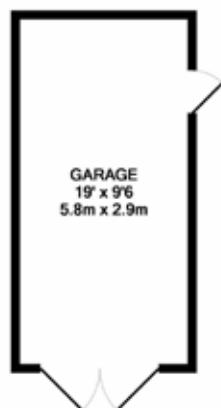
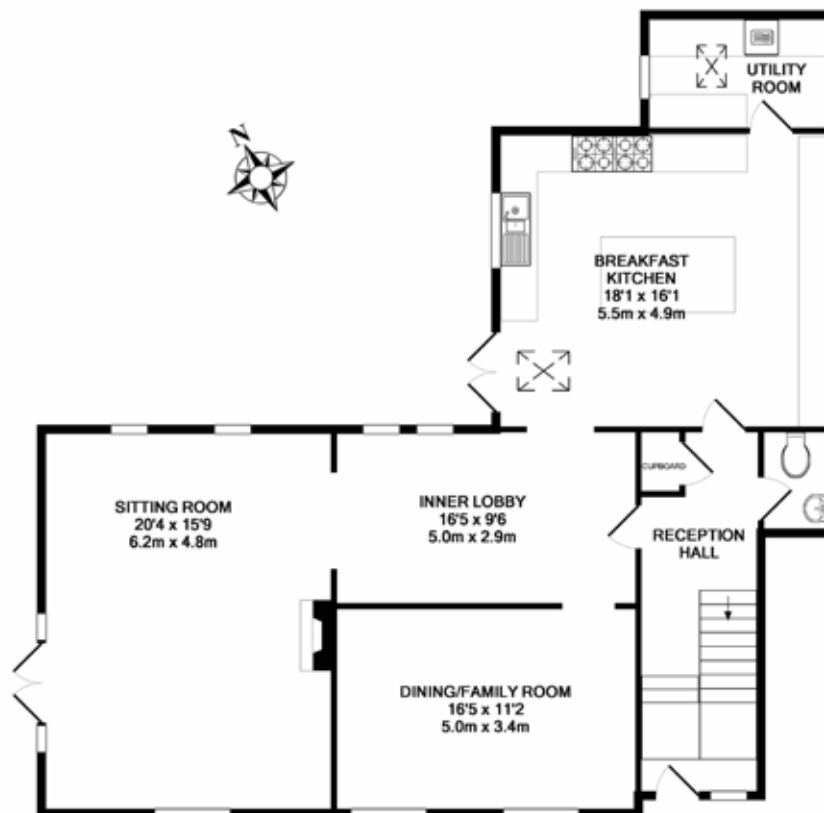
The Grounds

The property sits in its own small community of predominately period type properties which are accessed via a shingle lane, this leads directly

to your single garage with additional parking found to the front. The generous front gardens are enclosed via hedging and include a selection of mature trees as well as a variety of garden beds, paving leads directly to the front door where you also discover a further door into the garage. Access to the side gardens is via a wrought iron gate, here you discover a large terrace which leads off both the breakfast kitchen and sitting room, this garden offers a central area of lawn with a paved pathway part surrounding leading to a second terrace. The rear garden is dominated by its impressive semi-mature beech tree with further garden beds found dotted mainly to the perimeters. To the rear of the garage is a wood store.

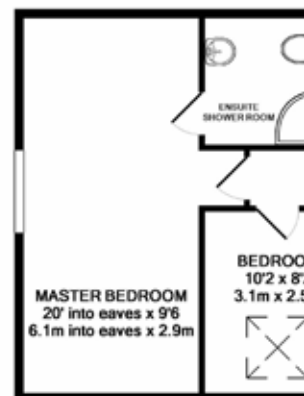


Floor Plans

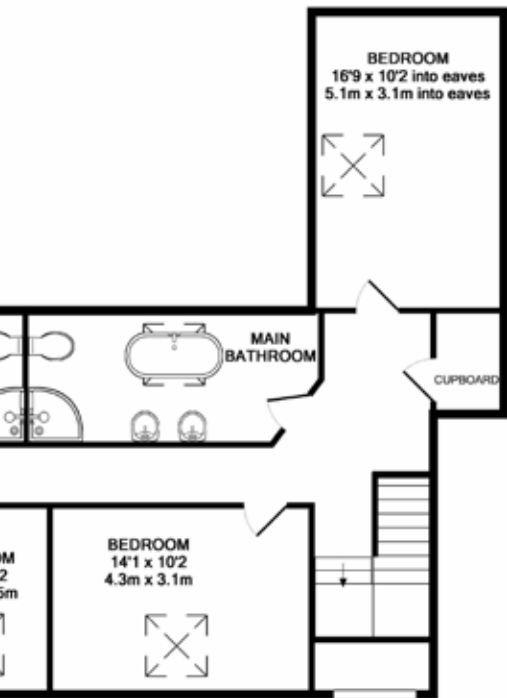


GROUND FLOOR
APPROX. FLOOR
AREA 1168 SQ.FT.
(108.5 SQ.M.)

GARAGE
APPROX. FLOOR
AREA 181 SQ.FT.
(16.8 SQ.M.)



TOTAL APPROX.
Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and areas, the purchaser should verify the information. The service is provided as is.

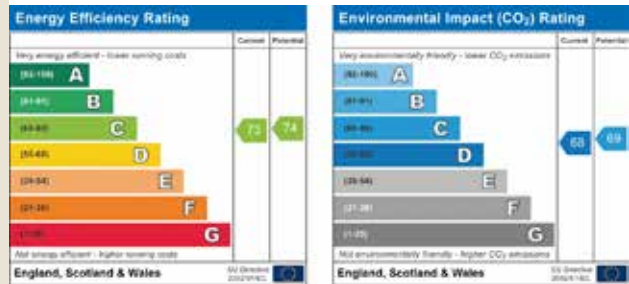


1ST FLOOR
APPROX. FLOOR
AREA 968 SQ.FT.
(91.8 SQ.M.)

APPROX. FLOOR AREA 2338 SQ.FT. (217.2 SQ.M.)

made to ensure the accuracy of the floor plan contained here, measurements of any other items are approximate and no responsibility is taken for any error, this plan is for illustrative purposes only and should be used as such by any purchaser. Systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
Made with Metropix 02017

Energy Graphs



Additional Information

LOCAL AUTHORITY South Norfolk District Council - Band F
AGENT'S NOTES Mains electric, water and drainage. GFCH

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Location



On the doorstep

The location here is a substantial attraction to this home. It has a rural, country air to it, yet it is just 4 miles to the city centre. From here it is easy to drive or catch the bus into the city. The university, hospital and research park are all very close by and it is a short drive out to the A47, with its major road connections. For more information on all of what is available locally, log on to www.whatsoninnorwich.co.uk or www.upmystreet.com. The neighbouring village Cringleford has a wide range of facilities including a first and middle school, surgery, post office and shop, recreation ground, village hall and church. Nearby Eaton, offers further facilities including Waitrose supermarket, public houses, takeaway, banks, hairdressers etc., as well as a large Tesco store at Harford Bridge.



How far is it to...?

Norwich, the cathedral city and regional centre of East Anglia is a thriving city with an International Airport and a rail service from Norwich to London Liverpool Street (with a fastest journey time of 1 hour 40 minutes). There are many schools in both the private and state sector close to Keswick including Norwich High School for girls, Town Close Preparatory school, Norwich school, Hewett and Eaton schools. "Keswick is a fantastic place to live. It is so quiet here, yet we are within easy reach of the A47 and the A11, and we can be in the city in just five or six minutes. We are close to the university and the hospital, as well as good schools and shops."



Directions

The post code for the property is NR4 6TX

To arrange a viewing of this property please contact

Our Park Lane office

Norwich Office

7 Bank Plain, Norwich, Norfolk NR2 4SF

Tel: 01603 221888 www.fineandcountry.com

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