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The Old Granary
Tottington Road
Thompson



A WONDERFUL EXAMPLE OF A NORFOLK BARN CONVERSION. OCCUPYING A PLOT OF APPROXIMATELY HALF AN ACRE (STMS) OFFERING GENEROUS ACCOMMODATION AND OUTBUILDINGS.

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The Old Granary, Tottington Road, Thompson, Norfolk IP24 1PS

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RECEPTION HALLWAY

A beautiful welcome to the home. Floor to ceiling windows allow plenty of natural light and wooden beams offer an authentic feel. Access to the ground floor cloakroom/utility, kitchen/breakfast room, dining room and stairs rise and turn to the first-floor accommodation.

CLOAKROOM

Low level WC, wash hand basin, base and eye level storage, plumbing for washing machine

KITCHEN/BREAKFAST ROOM

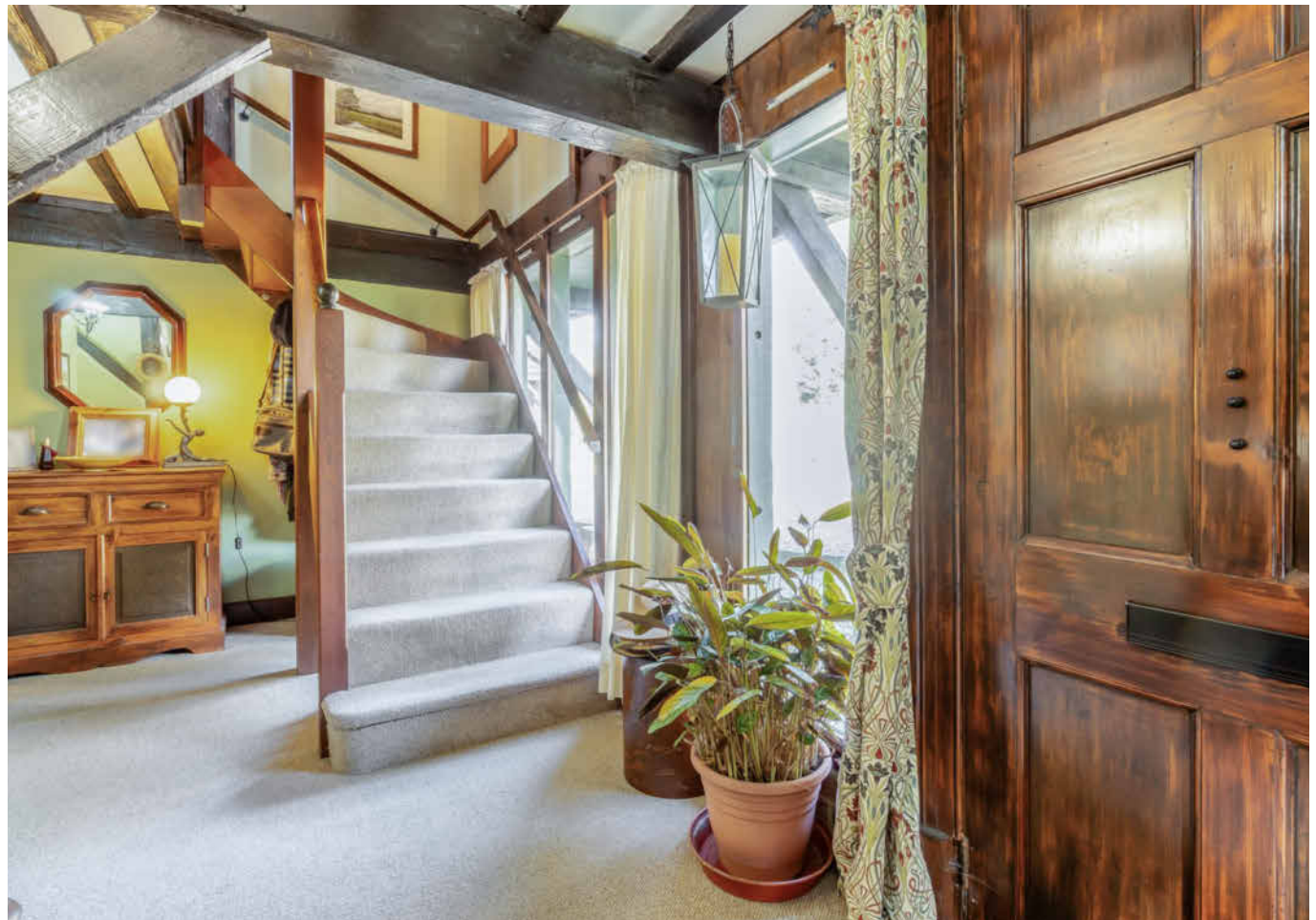
The kitchen extends from the front to the back of the property and offers a 'farmhouse feel' with exposed beams & brickwork, a vaulted ceiling, skylight, triple aspect windows, a range of base and eye level cupboards providing storage with wooden work surfaces, space for range cooker, drainer sink unit, plumbing for a dishwasher, built in wine rack and access to the sitting room and a door to the rear garden.

SITTING ROOM

A beautiful feature is a brick-built inglenook fireplace with inset wood burning stove that sits between the sitting room and snug. The sitting room has part wood panelled walls and hand-crafted storage with glass shelving. The sitting room then turns and opens up to the dining area.

DINING AREA

With room for a large dining table, wall mounted radiator, floor to ceiling windows to the front aspect, door to the garden room and entrance to the snug.







SNUG

A cosy 'quiet' space, with hand-crafted bookcase and shelves, fireplace – an ideal reading room.



GARDEN ROOM

A beautiful addition to the home. Added on to create a family space that takes in triple aspect views of the garden. Door to the rear garden and an electric fire.



LANDING

Wall mounted radiator, access to loft space, doors to all first floor bedrooms and bathroom.

PRINCIPAL BEDROOM

A carpeted room offering lovely views of the garden and neighbouring farmland, a wall mounted radiator, door to en-suite and a walk in dressing room with built in hanging space and shelving.

EN-SUITE BATHROOM

Comprising: - low level WC, roll top bath, wash hand basin, walk in shower cubicle, skylight window and wall mounted towel rail.

BEDROOM

A carpeted bedroom with a wash hand basin and dresser, wall mounted radiator, eave storage and a built in wardrobe. A unique feature of this room is a door that leads to an external staircase that leads to parking area at the side of the home.

BEDROOM

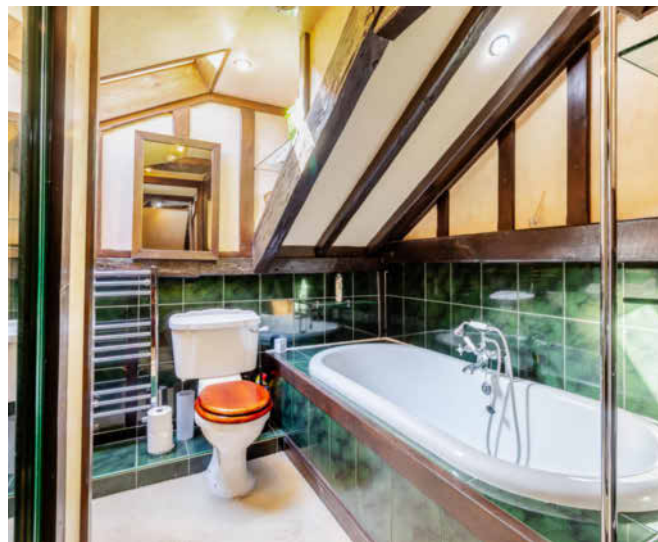
A carpeted room with views over farmland and a wall mounted radiator.

BEDROOM

A carpeted room with views over the garden and farmland, currently used as an office - a wall mounted radiator and a built in hanging rail..

SHOWER ROOM

A part tiled suite comprising: - wood effect flooring, low level WC, wash hand basin with storage underneath, a walk in shower cubicle, heated towel rail and skylight.





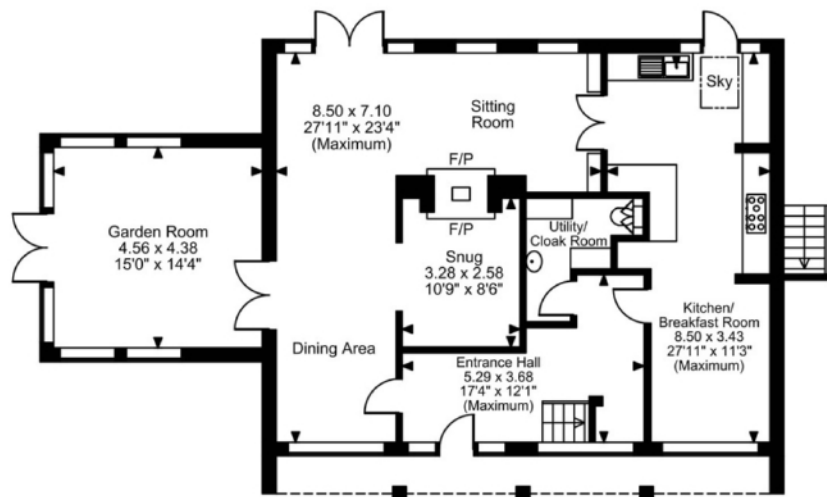
The external area also offers a large stone-laid drive and various outbuildings including an office for working from home, a garage and large workshop and further rear wood store area, timber and glass framed greenhouse and a two-car cart lodge, with loft space. In addition, there is a second greenhouse and potting shed, two ponds, areas laid to lawn and a beautiful spot where the owners have built a summer house overlooking a lovely part of the garden.



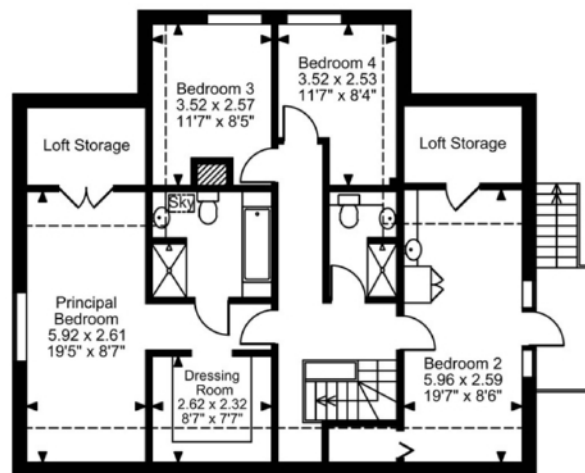
EXTERNAL

The home sits nicely on a generous plot of just under half an acre (STMS) with beautiful mature gardens, appealing to keen gardeners and/or those that like to relax or entertain outdoors with a covered terrace for outdoor dining/cooking.

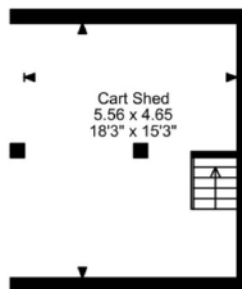
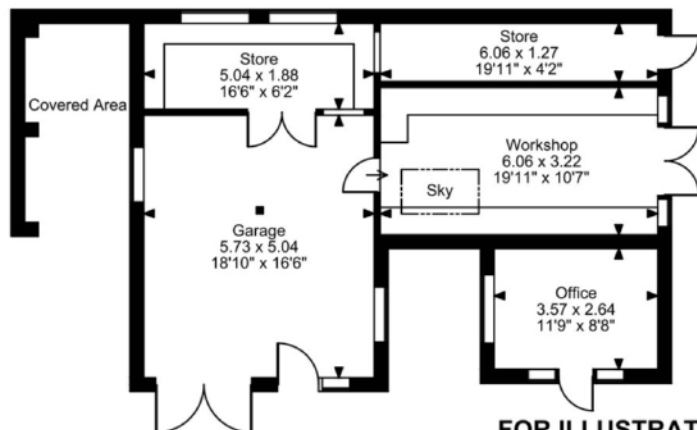
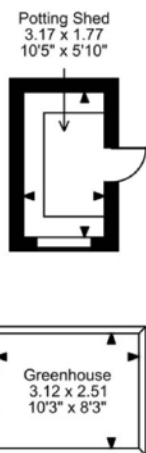
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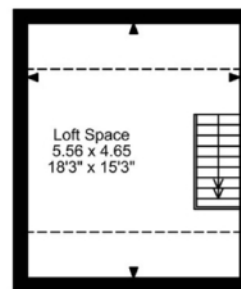
Ground Floor



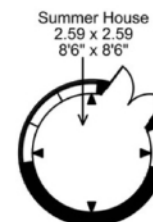
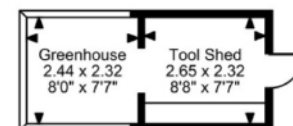
First Floor



Ground Floor



**Floor Above
Cart Shed**



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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£780,000



Dating back to the 1780's, The Old Granary was a former grain cart barn that has been loving converted and extended by the present owners. The conversion was a labour or love that spanned three years, with meticulous attention to detail. The result is a home that has been finished to a high specification, with a sympathetic finish and the retention of the character and charm you would hope for with a Norfolk Barn. The accommodation offers a blend of well-proportioned living and bedroom accommodation, served by two first floor bathrooms and a ground floor cloakroom. The home sits on a generous plot of just under half an acre (STMS) and appeals to those that are keen gardeners or those that like to relax or entertain with a covered elevated terrace for outdoor dining/cooking. A particular feature of the home are the various outbuildings on offer, including:- an office for those that work from home, a garage with separate large workshop, a large timber framed potting shed, timber and glass framed greenhouse and a two-car cart lodge.

Location

The Old Granary is situated on the edge of the village of Thompson, immediately to the south of the town of Watton. Thompson is an attractive village on the edge of the Breckland District and has a well-rated primary school, post office, pub, village hall and recreational ground as well as beautiful local walks to Thompson Lakes and the Pingo Trail.

Watton has extensive number of both independent and larger shops and other amenities. The market town of Swaffham which has more extensive health, education and retail services is also in close proximity.

There is easy access to the A11/M11 where there are good links by rail and road to Cambridge and London and approximately 23 miles from Norwich.

EPC Rating: E

Council Tax Band: D

Tenure: Freehold



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