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The Turnip Shed
Well Lane
Sparham



A SUPERB SINGLE STOREY FOUR-BEDROOM BARN CONVERSION IN A SOUGHT AFTER, RURAL SETTING CLOSE TO REEPHAM

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The Turnip Shed, Well Lane, Sparham, Norfolk NR9 5PR

2

RECEPTION HALL

A welcoming reception hall, featuring exposed brickwork and timbers and a sizeable fitted antique pine bookcase. From the main hall doors open to the living room, kitchen and Bedroom 1 with a raised lobby area with fitted storage. The hall continues giving access to a further three bedrooms and the bathroom. A door leads out to the courtyard.

CLOAKROOM

With wc and hand wash basin.

LIVING ROOM

This impressive room has a high, vaulted ceiling with exposed timbers and a full height exposed brick and flint chimney breast to one wall. A fireplace houses a woodburning stove on a raised pavement hearth and has a bressummer beam over. Windows to two aspects overlook the courtyard and rear garden, with glazed double doors opening out to the courtyard and a large picture window framing the rear garden.

KITCHEN/BREAKFAST ROOM

A good size kitchen with fitted base drawer and cupboard units to three walls, with contrasting worksurfaces over and inset sink unit with mixer tap. Matching wall cabinets and shelving provide further storage. Space for electric cooker, space and plumbing for washing machine and spaces for undercabinet fridge and freezer. Windows offer a view over the rear garden to the paddocks beyond, and a half-glazed door opens to the garden. This room also houses the oil-fired boiler which supplies the domestic hot water and central heating system.





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BEDROOM 1

A lovely principal bedroom with high ceiling once again featuring exposed timbers, there is also an exposed brick 'panel' providing further character. A window overlooks the rear garden.

EN-SUITE

Fitted with a white suite comprising bath with 'telephone' style shower attachment, wc and hand wash basin. Tiled floor and partial tiling to walls.

BATHROOM

Once again fitted with a white suite comprising a bath with 'telephone' style shower attachment, bidet, wc and hand wash basin. Tiling to floor and partial tiling to walls.

BEDROOM 2

A generous double bedroom with exposed brickwork to one wall. A window overlooks the courtyard.

BEDROOM 3

A double bedroom with fitted open storage to one wall, exposed brick and flint to another wall with window overlooking the courtyard.

BEDROOM 4

A double bedroom currently used as an office this room once again features exposed brick and flint to one wall and has a window overlooking the courtyard.





EXTERNAL

The property stands within a small group of converted barns set back from Well Lane and approached via a private gravel drive and then through a five-bar gate onto a driveway which leads to the garage. The south facing front of the house is bordered by mature shrubs.

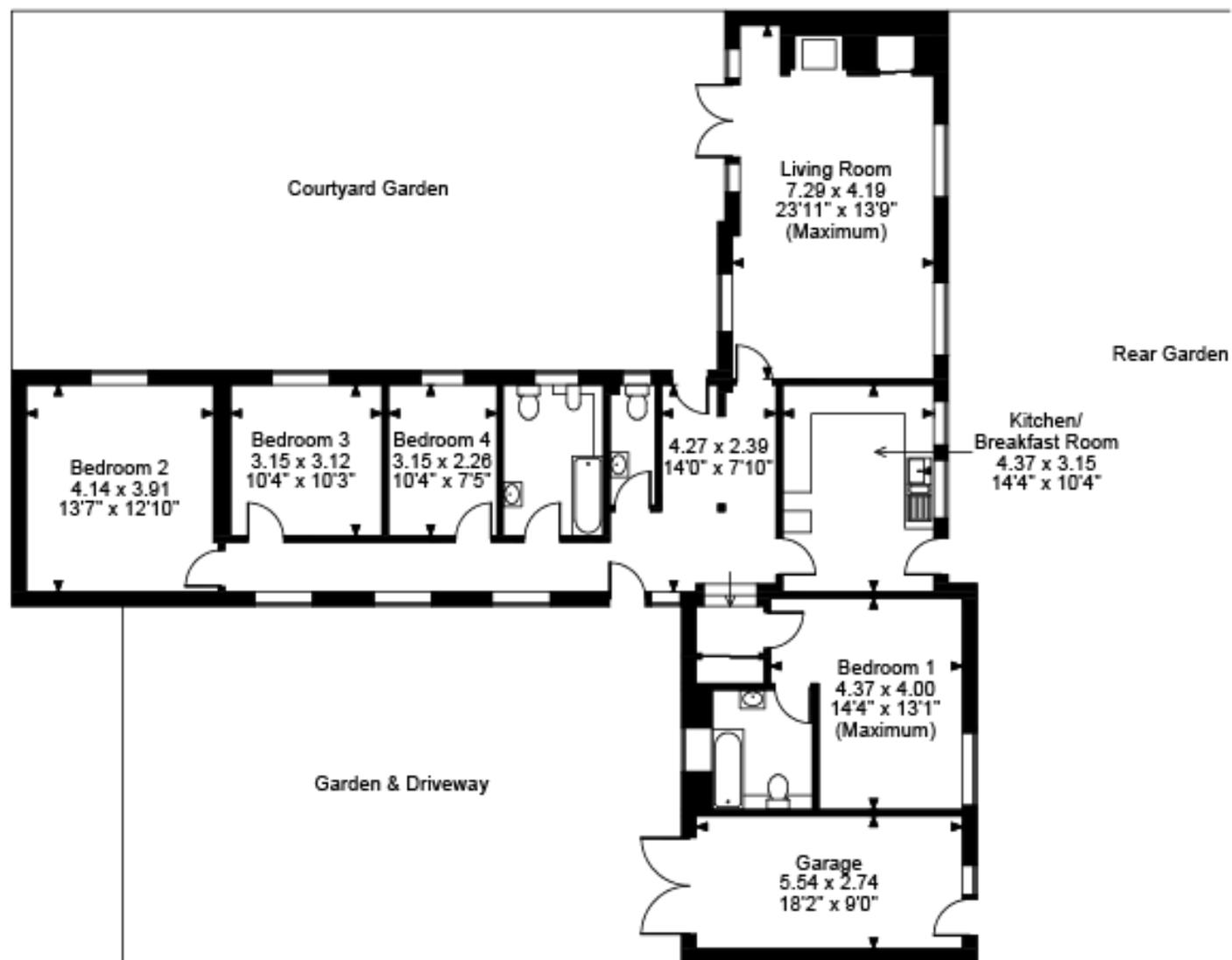


The garage has double doors along with half-glazed door to the rear aspect. Alongside the drive a path leads down steps to the front door. This path is bordered by mature shrubs and an area of lawn. To the southern aspect there is a lovely, enclosed courtyard garden with areas of gravel and paving.

The main area of garden lies to the rear aspect with sweeping lawn bordered by close boarded fencing to either side, while at the foot of the garden there is post and rail fencing allowing for a lovely view over neighbouring paddocks. This garden also has mature shrub borders and a number of specimen trees.



The Turnip Shed, Well Lane, Sparham, Norwich, Norfolk



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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This delightful barn conversion stands within a small group of barns in the village of Sparham. The character accommodation includes four double bedrooms, with the principal bedroom having an en-suite bathroom, a kitchen/breakfast room and impressive living room with a high vaulted ceiling, family bathroom and separate cloakroom. Throughout the conversion features have been retained, evidenced by exposed timbers, brick and flint. Maintained to an excellent standard by the current owner this wonderful property offers a lovely rural lifestyle enjoying views over neighbouring paddocks. Externally there is a generous lawned rear garden, south facing courtyard garden, driveway and garage. Sparham is a charming village surrounded by beautiful countryside lying 12 miles to the north-west of Norwich. It has easy road access to the well-known market town of Reepham known for its excellent range of local amenities which include shops, art gallery, public houses, and restaurant. The town also has well regarded Primary and Secondary Schools.

EPC Rating: D
Council Tax Band: D
Tenure: Freehold

Viewing by appointment with our
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