



Yarmouth Road, Blofield - NR13 4LG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Yarmouth Road

Blofield, Norwich

OCCUPYING AN IMPRESSIVE 0.48 ACRE PLOT (stms), this exceptional residence and ANNEXE presents a unique opportunity for INCOME GENERATION, with SEPARATE GARDENS FOR THE HOUSE and ANNEXE. The property was extensively refurbished in 2015, spanning approximately 3457 sq. ft (stms), boasting Sash windows front and rear and a HIGH SPECIFICATION FINISH throughout its characterful interior. FIVE individual RECEPTION ROOMS provide versatile living spaces, perfect for entertaining or relaxing, including a SITTING ROOM with WOOD BURNER, garden room, snug, study and FAMILY ROOM, while the stunning 18' L-SHAPED KITCHEN with central island creates a true heart of the home, leading to a UTILITY ROOM. FOUR generously proportioned DOUBLE BEDROOMS include a PRINCIPAL SUITE with a luxury en suite and dressing room, complemented by a period style shower room. The self-contained ANNEXE, constructed in 2023, is currently a SUCCESSFUL AIR BNB, offering 1083 sq. ft (stms) of contemporary open plan living, a fully fitted kitchen, and a DRAMATIC GROUND FLOOR BEDROOM with VAULTED CEILING and luxury en suite. This flexible arrangement is ideal for guests, extended family, or continued holiday let use. The property is ideally situated within walking distance to local shops, with EXCELLENT TRAVEL LINKS to the A47, blending village convenience with commuter accessibility. THE GREAT OUTDOORS begins with a charming courtyard-style patio, perfect for alfresco dining or morning coffee. A timber five bar gate leads from the driveway to a secondary shingled parking area, and access to a sizeable GARAGE (369 sq. ft stms)



with electric roller door, power, and lighting. The MAIN LAWNED GARDEN is enclosed by mature hedging and features a variety of established trees, productive vegetable plots, and a timber-built summer house, offering a tranquil retreat for gardening, play, or relaxation. The ANNEXE ENJOYS ITS OWN PRIVATE LANDSCAPED SPACE, enclosed within timber fencing for privacy, with a patio seating area extending from the living space and steps rising to a lawned area.

Council Tax band: F

Tenure: Freehold

- Approx. 0.48 Acre Plot (stms) with Separate Gardens for the House & Annexe
- Unique Characterful Interior with a High Specification Finish
- Self Contained 1083 Sq. ft (stms) Annexe - Current Holiday Let with Straightforward Conversion Potential to a Granny Flat or Extended Family Accommodation
- Walking Distance to Local Shops with Excellent Travel Links to the A47
- Approx. 3457 Sq. ft (stms) of Accommodation
- The Main Property was Extensively Refurbished in 2015 with the Annexe Constructed in 2023
- Six Individual Reception Rooms & Open Plan 18' L-Shaped Kitchen with an Island
- Four Double Bedrooms within the Main Property

Blofield is situated East of the Cathedral City of Norwich. The Village itself provides good transport links via both the Brundall and Lingwood railway stations along with regular bus routes to Norwich and Great Yarmouth. A wide range of amenities include a village school with an Outstanding Ofsted rating, local shops, garden centre and a public house. Conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.



SETTING THE SCENE

Tucked away behind high level and mature hedging, the property sits proudly back from the road, approached via a tree-lined shingle driveway. With ample off road parking and turning space, lawned gardens adjoin the driveway, all enjoying a private and secluded spot. A timber five bar gate opens to the first section of garden, with a walk-way to the self contained annexe. Adorned with mature wisteria, the brick façade is an attractive exterior with sash windows to the front and rear of the original building.

THE GRAND TOUR

The grand solid wood entrance door sits under a brickwork arch, with a traditional iron hand crafted door bell. Period tiled flooring with a decorative border sets a bold entrance, with stairs rising directly up to the first floor, and an attractive polished solid wood handrail with a monkey-tail finish. Doors lead off to the kitchen and various reception rooms, whilst a door conceals access to the basement. The brick tiled basement includes exposed brick work and an extraction unit, creating a usable and useful storage area.

The formal sitting room is focused on a feature fireplace, with a decorative timber surround, inset cast iron wood burner and pamment tiled hearth. Wood effect flooring flows under foot, with a walk-in sash bay window flooding the room with natural light whilst facing over the front garden. A common theme throughout are the high ceilings which heighten the light and bright feel. Double doors open to the garden room, boasting panoramic garden views and creating a further reception space, with French doors leading out. The family room follows a similar style and theme as the sitting room, whilst being open plan to the kitchen, creating a family friendly environment. With a further feature fireplace, cast iron style radiator, two front facing windows and the high level ceiling creates an attractive ambience. The kitchen has been designed to enhance the style of this home, very much in keeping with the period feel and style. Extensive storage, corner units and granite surfaces include an inset ceramic butler sink and space for a range style gas fired cooker. The central island is adorned with a contrasting solid wood surface, with a dishwasher and space for a fridge freezer included. Wood effect flooring continues into the dining area, another light filled room which also provides a practical access to the utility room. Further storage can be found, with space for a washing machine and tumble dryer alongside an integrated second freezer. Tiled splash-backs run around the sink unit whilst a door takes you to the rear courtyard garden. A period W.C leads from the hall entrance with wood panelled splash-backs, alongside a snug and study space. The snug offers a variety of uses with a rear facing sash window and feature fireplace, with a door taking you to the triple aspect study. With high ceilings and shelved storage, fitted carpet can be found underfoot.

Light streams in from the front facing sash window on the galleried landing, with doors leading to the four bedrooms.

The principal suite sits to the front, with dual aspect windows to front and side, and a feature fireplace creating a focal point. Fitted carpet runs underfoot, with a door taking you to the sizeable en suite bathroom. The period style sink unit includes storage below, with a low level W.C, panelled bath and walk-in shower cubicle with a thermostatically controlled rainfall shower. Tiled splash backs and wood panelling complete the look, whilst a door takes you to a walk-in wardrobe. The second bedroom is equally sized with a cast iron style radiator and feature fireplace. The third bedroom includes an interconnecting room which creates a study or dressing room space. From the landing, the fourth double bedroom and shower room lead off, with attractive tiled splash-backs and wood panelling creating a warm and inviting feel.

From the front of the main property, a pathway takes you from a dedicated guest parking area to the private annexe entrance. The main living space is fully open plan, complete with herringbone style wood effect flooring and underfloor heating. This light and bright room includes patio doors onto the garden, with ample space for soft furnishings and a dining table. The u-shaped kitchen offers a range of storage and integrated cooking appliances including an inset electric ceramic hob and built-in electric oven and a fridge freezer as well as space for a dishwasher. A door takes you to the ground floor bedroom, with fitted carpet, and stairs to the first floor with storage below. A luxury en suite shower room includes a walk-in double shower cubicle and thermostatically controlled shower, with aqua-board splash-backs and storage under the sink unit. From the stairs landing, a lofty view can be enjoyed across the bedroom with its vaulted ceiling, stairs then continue round to a seclude snug/reading room with views across the garden.

FIND US

Postcode : NR13 4LG

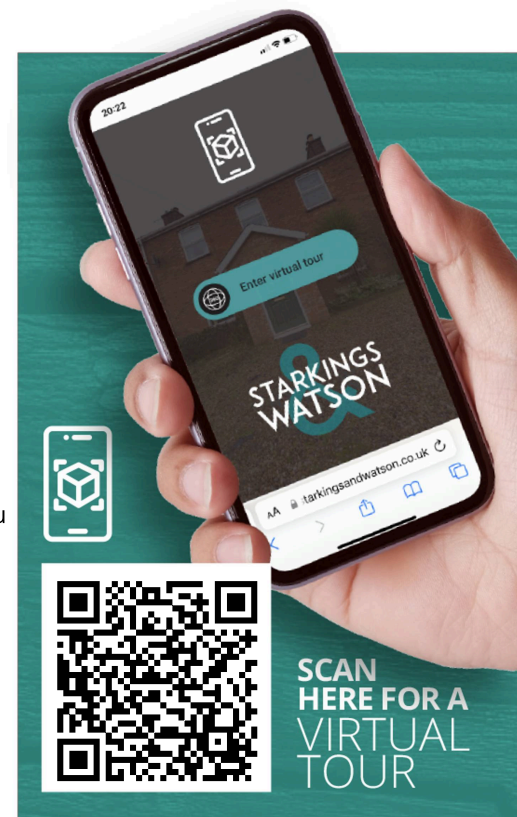
What3Words : ///touched.watchdogs.motoring

VIRTUAL TOUR

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

AGENTS NOTES

The annexe currently has planning permission to be u as an Air Bnb. The annexe uses a self contained air source heat pump.







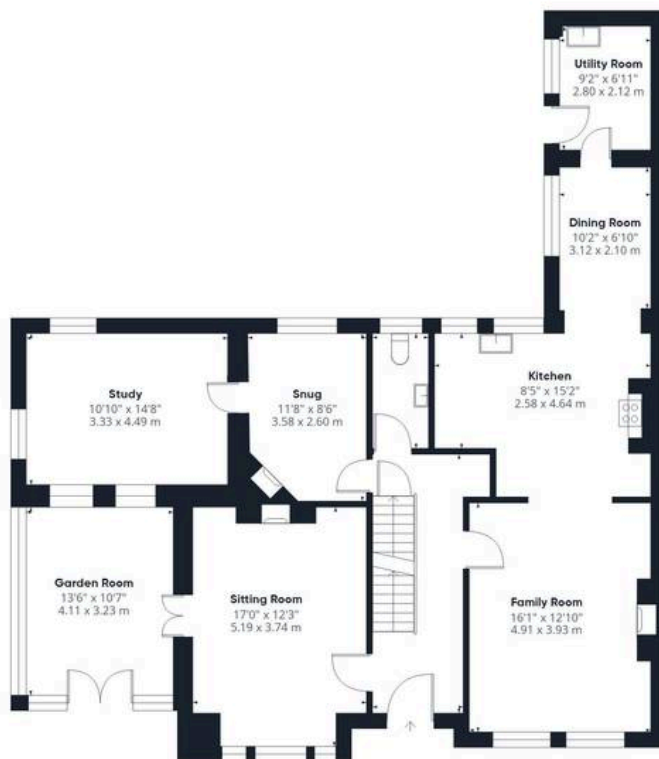
THE GREAT OUTDOORS

The gardens start with a courtyard style patio space, with a timber five bar gate leading from the driveway to a second shingled parking area. A historic gated access to the neighbouring property also includes built-in storage and access to the sizeable garage - extending to 369 Sq. ft (stms), with an electric roller door to front, power and lighting. Further double picket style gates open to the annexe driveway, with access to the main lawned garden and annexe garden. The main lawned garden is enclosed with mature hedging, incorporating various fruit trees, vegetable plot and a timber built summer house. The annexe utilises a private landscaped space, enclosed within timber fenced boundaries. A patio seating area extends from the main living space, where steps open up to a lawned area. With various seating areas, a timber gate leads to the main garden.

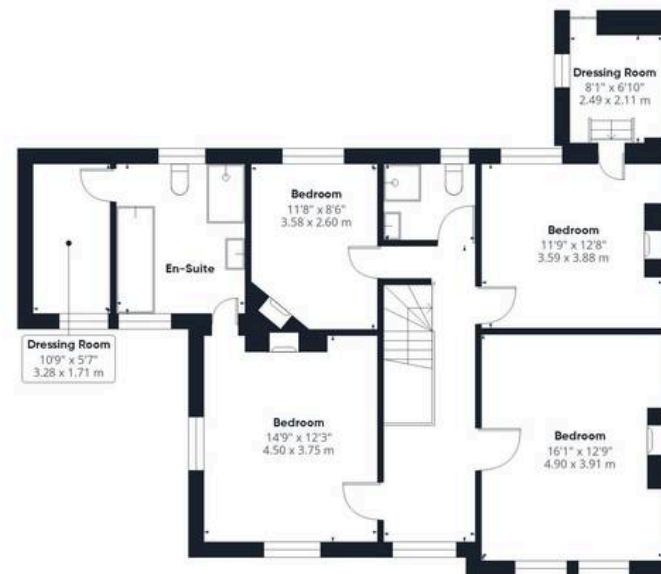




Basement Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

3457 ft²

321.1 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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