



FREEHOLD

Barn Conversion

# LITTLE ORCHARD BARN BILNEY LANE, FELTHORPE, NORWICH, NR10 4EB

Price Guide

£1,100,000

## FEATURES

- Set in 1 acre of Grounds
- Six Bedrooms
- 51'6 Kitchen/Breakfast
- 51'0 Sitting/Family Room
- Library/Study
- Two Ensuites & Two Bathrooms
- Enclosed Landscaped Gardens
- Detached Annexe



# 6 Bedroom Barn Conversion located in Norwich

## Kitchen/Breakfast Room

51'8 x 12'1

Enter this fabulous home through the kitchen/breakfast room, accessed via double-glazed double doors at the front. To the rear, sealed-unit double-glazed bi-folding doors open out to the garden, filling the space with natural light. From the kitchen, double doors lead into the family room, with an additional door connecting to the utility/boot room.

This stunning country kitchen is designed for family living, featuring a full range of base units, including glazed display cabinets with an integrated plate rack. A central island provides an ideal space for meal preparation or a perfect spot for morning coffee. The far side hosts an inset Belfast sink with plumbing and space for a dishwasher. The kitchen also offers an integrated fridge/freezer, space for a range-style cooker, and a built-in coffee machine. Under-cabinet kickboard lighting adds a warm glow, while areas of exposed brickwork complement the parquet-style flooring, giving the room a charming, rustic character.

## Utility/Boot Room

12'6 x 8'4

A sealed unit double-glazed window overlooks the rear, with a door providing access to the front. The room houses the hot water and buffer tanks, along with space and plumbing for a washing machine.

## Family Room

The family room, leading directly from the kitchen/breakfast/dining room, is a fantastic bright and spacious family area that still manages to feel wonderfully cosy. Sealed unit double-glazed windows to the side allow natural light to pour in, while a central feature fireplace, areas of exposed brickwork, and wood-style flooring add warmth and character. A spiral staircase rises to the mezzanine study/library, enhanced by a ceiling beam and vaulted opening through to the sitting/drawing room, creating an impressive sense of height and flow.

## Drawing/Sitting Room

51'0 x 20'10 inc above

Full-height sealed unit double-glazed windows with double opening doors lead out to the rear garden, mirrored on the opposite side to create a beautifully balanced and light-filled space. This stunning room is vaulted upwards into a magnificent display of exposed beamed roof framework. The central staircase rises to the galleried landing, where the exposed chimney breast and working wood burner form a striking focal point. The matching flooring continues throughout, with a door leading through to the inner hall.

## Cloakroom

A conveniently located WC with a vanity wash hand basin provides practical everyday use, complemented by smart tiled flooring for easy maintenance.

## Inner Hall

Handmade ledge-and-brace oak doors with traditional door furniture lead to each of the four bedrooms and the shower room. A sealed unit double-glazed window to the side brings in natural light, while the engineered oak flooring adds both warmth and durability to the space.

## Bedroom Four

16'2 max x 11'11 max

Currently converted into an additional kitchen, this room can easily be restored to its original use as a bedroom. Sealed unit double-glazed double doors open to the side, and a radiator provides comfortable heating

## Bedroom Five

15'10 x 7'0

A sealed unit double-glazed window to the side provides natural light, while a radiator ensures year-round comfort. The exposed brickwork on the end wall adds a touch of character and charm.

## Bedroom Three

15'11 x 11'10

Sealed unit double-glazed windows to the side fill the room with natural light, while a radiator provides warmth. Exposed brickwork on the end wall adds character and a touch of rustic charm.

## Bedroom Two

20'5 x 13'6

Sealed unit double-glazed windows to the rear, along with double doors opening onto the garden, flood the room with natural light. A radiator provides warmth, and a door leads through to the ensuite bathroom.

## Ensuite Bathroom

A sealed unit double-glazed window to the side brightens the room, which features a shower cubicle, panel bath, WC, and wash hand basin. Travertine splashbacks and a tiled floor add a stylish and durable finish.

## Bathroom

A standout feature of this room is the oversized walk-in shower, complemented by a hand wash basin and WC, combining style with practical luxury.

## First Floor

A central staircase leads gracefully up to the first floor, where a balcony offers striking views over the mezzanine library/study and the galleried expanse of the drawing room below. Doors open to the principal bedroom, bedroom six, and the bathroom, creating a well-connected and inviting upper level.

## Bedroom Six

22'0 x 9'5

Velux roof light windows, along with three additional sealed unit double-glazed windows to the rear, fill the room with natural light. Exposed brickwork on the walls adds character, while a radiator provides warmth and comfort.

### Principal Bedroom

21'11 x 20'1

A true highlight of the property, this beautiful and spacious main bedroom is bathed in natural light from a large double-glazed feature window to the rear and an additional window to the side, with a Velux roof window enhancing the bright and airy atmosphere. A radiator ensures comfort, and convenient access to the en suite completes this luxurious retreat.

### Ensuite Wet Room

The principal bedroom suite is complemented by a stylish wet room, featuring tiled and splash board walls and flooring, a WC, and a wash hand basin. Sleek and contemporary, it provides a luxurious and practical addition to the suite.

### Bathroom

This family bathroom is bright and inviting, with a Velux roof window flooding the space with natural light. It features a panel bath, WC, and distinctive wash hand basin, combining practicality with a clean, contemporary design that makes it both functional and welcoming for everyday family use.

### Mezzanine Library/Study

20'1 x 18'9

This stunning library/study is a truly inspiring space, filled with natural light from three Velux roof windows. A balcony overlooks the opposite landing and offers a striking view down into the drawing room, creating a sense of openness and connection while providing the perfect atmosphere for reading, working, or relaxing in style.

### Anexe Sitting Room

27'11 x 14'4

This fantastic space is perfect for multi-generational living or as a potential holiday let. Wood-framed double-glazed double entrance doors, complemented by windows, welcome natural light into the room. A striking full-height exposed brick fireplace with an inset wood burner serves as a central feature, while a door leads to the garden room. Another door opens to a lobby, providing access to the annexe bedroom and bathroom, creating a self-contained and versatile living area.





#### Annexe Kitchen/Breakfast Room

21'11 x 20'1

This fully functioning kitchen/breakfast room features a sealed unit double-glazed window to the side and wood-framed double-glazed double doors opening onto the annexe garden, with additional windows overlooking the same. Fitted units and a sink provide all the essentials for a practical and self-contained cooking and dining space.

#### Annexe Bedroom and Bathroom

16'9 x 14'1

Wood-framed, sealed unit double-glazed double doors open out to the courtyard, with a separate door leading to the boiler cupboard. The bathroom features a double-ended bath with wall-mounted taps and tiled splashbacks, a concealed-cistern WC, and a vanity wash hand basin, combining style and practicality.

#### Annexe Cart Lodge/Workshop

18'11 x 14'6

A useful outside space opens to the front, providing practical access to the workshop, which measures 14'1" x 8'7" and features a double-glazed window to the front, offering light and functionality for a variety of uses.



#### Outside

Set within a beautifully landscaped plot of approximately 1 acre (stms), this home has been thoughtfully designed to blend functionality with charm. A short shared driveway leads to an impressive entrance, with a gravelled drive extending to front parking and a gated annexe courtyard. To the left, a small orchard flows into the front garden, mainly laid to lawn, while a productive kitchen garden adds a delightful countryside touch to the property.

The gated courtyard is both practical and versatile, providing access to the integral annexe cart lodge. At the rear, the main garden offers a private and tranquil setting, predominantly laid to lawn and enclosed by shrubs and flowering borders. A feature Yorkstone patio provides an ideal space for outdoor entertaining and leads around to a further courtyard and the annexe, seamlessly connecting the various outdoor areas of this special home.

#### Other Features & Benefits

This exceptional home combines character with modern sustainability and convenience. Fitted with solar panels, the property benefits from energy efficiency and reduced running costs. Air source heat pumps provide an environmentally friendly and efficient heating solution, complemented by underfloor heating throughout, ensuring comfort in every season. For added convenience, there is a dedicated car charging point, perfect for electric vehicles. These thoughtful features make the home not only stylish and comfortable but also future-proofed for modern living.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
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Council Tax Band

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-36)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

