



St Johns

Burdock Lane, Barford, NR9 4BL

BROWN & CO



St Johns, Burdock Lane, Barford, NR9 4BL

A beautifully presented detached family house, occupying a private and particularly attractive position on the edge of Barford, with outstanding landscaped gardens and grounds.

Acreage – 0.3 acres (stms).

GUIDE PRICE - £695,000



DESCRIPTION

St Johns comprises an highly attractive and individual detached house situated in the peaceful rural village of Barford, enjoying a wonderful combination of privacy, mature surroundings and extensive landscaped gardens. The property has been exceptionally well maintained and improved by the current owners since ownership began in 2020 and much of the joy of St John's rests in the peaceful position and wonderful privacy.

The accommodation is well arranged across two floors and extends to approximately 2219 sq ft. The house is presented in excellent order throughout, with a notably well-maintained and homely feel. Improvements have included the refurbishment and enhancement of the kitchen, incorporating granite work surfaces and matching splashbacks, together with a programme of redecoration throughout the house, of which include new windows across the whole house.

On the ground floor the rooms flow well off of an impressive reception hall and lead through into the sitting room with log burner and on via double doors into a pleasant study. The study acts as an inner sanctum to relax and can be closed off but has access into the kitchen dining room. The general flow of the

ground floor is a particular feature of the whole and ancillary rooms such as the cloakroom and utility support the main accommodation. There is also access to the double garage.

The house benefits from an abundance of natural light, with the principal reception areas enjoying views across the gardens. The relationship between the house and outside space is one of the property's considerable strengths, with the gardens being visible from a number of rooms and readily accessible from the principal living accommodation.

The bedroom accommodation is located on the first floor. There are four bedrooms, complemented by an en-suite shower room to the principal bedroom and family bathroom on the landing. The rooms are all comfortable doubles and offer excellent views across the associated gardens and neighbouring farmland. There is also a fifth bedroom/snug on the ground floor.

A particular feature of St Johns is the exceptional quality and variety of its gardens and grounds. Since taking ownership in 2020, the current owners have undertaken a considerable programme of landscaping, transforming the outside space into a series of distinct and highly attractive areas which complement the house



exceptionally well.

There is a real emphasis on both ornamental planting and productive gardening. Mature hedging, established trees and a small orchard provide a high degree of privacy at St Johns, whilst the layout creates a succession of different spaces to explore and enjoy. Immediately adjoining the house is the paved terrace that leads out and across the façade and continues via a central pathway which leads through the grounds and connects the principal seating areas. A productive kitchen garden with its raised beds and growing areas is a notable feature and there is a timber garden shed, as well as a potting shed, both offering additional storage space.

The grounds are equally suited to family use, entertaining and those with an interest in gardening. There are numerous areas in which to sit and enjoy the setting, particularly the large terrace bordered by lavender and there is space here for any occasion. The landscaping has been undertaken with considerable thought and, importantly, has created gardens which feel established rather than newly planted.



SERVICES

Mains water, oil fired central heating, mains electricity, private drainage.

LOCATION

St Johns occupies a peaceful position on Burdock Lane, Barford, a rural setting surrounded by attractive countryside yet within convenient reach of Norwich, Wymondham, Hethersett, the Norfolk and Norwich University Hospital, and the University of East Anglia. The postcode is characterised by detached houses and rural/hamlet-style development, with Barford providing a range of local amenities and the wider facilities of Norwich readily accessible.

The property therefore offers an appealing balance between country living and accessibility, with the surrounding landscape providing a strong sense of space and privacy without being isolated.

DIRECTIONS

Leave Norwich on the B1108 Watton Road. Prior to reaching the village of Barford, turn left into Burdock Lane, where St Johns can be found shortly after on the right hand side.

AGENT NOTES

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation.

VIEWINGS

Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871.



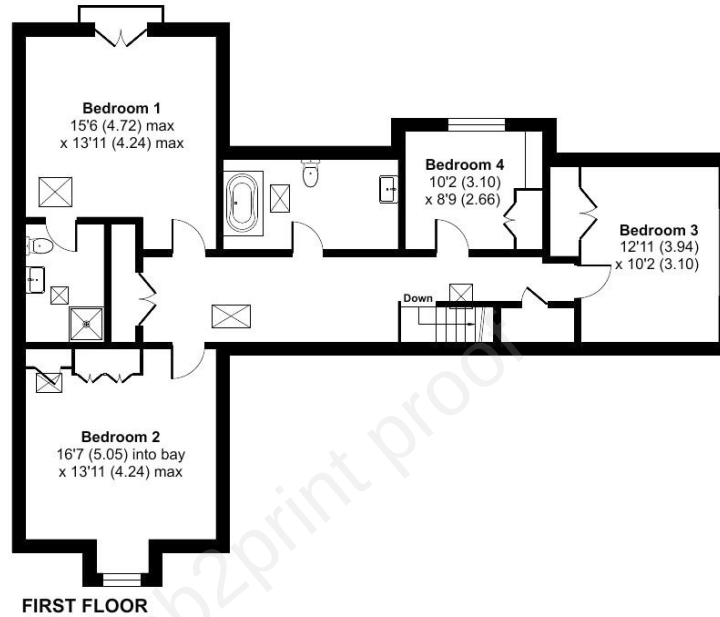
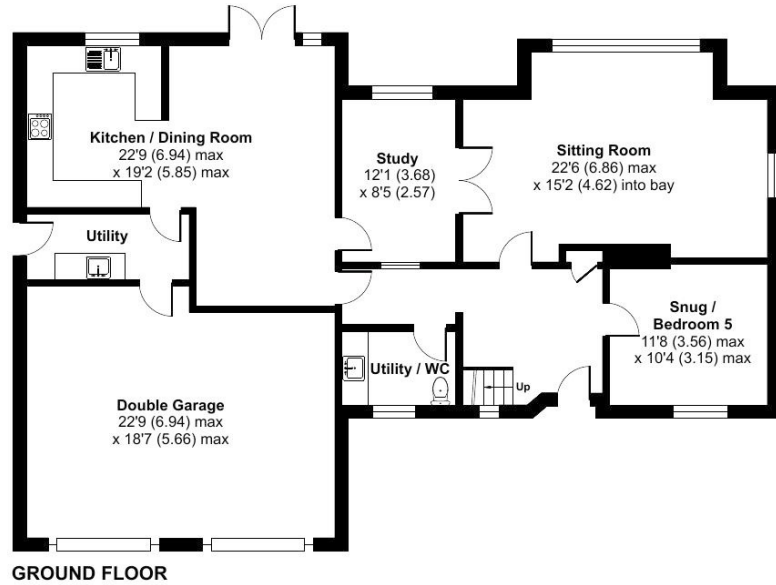
St. Johns, Burdock Lane, Barford, Norwich, NR9

Approximate Area = 2219 sq ft / 206.1 sq m

Garage = 402 sq ft / 37.3 sq m

Total = 2621 sq ft / 243.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2026. Produced for Brown & Co. REF: 1522246

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