



The Green, Wacton - NR15 2UN



## The Green

Wacton, Norwich

Welcome to this STUNNING DETACHED BARN, tucked away within a HIGHLY SECLUDED RURAL VILLAGE SETTING and approached via its own GATED DRIVEWAY. Offering an impressive 1500+ SQ. FT (stms) of beautifully presented accommodation, this exceptional home seamlessly blends TRADITIONAL CHARACTER with MODERN COMFORTS. Step inside to discover a wealth of EXPOSED TIMBER BEAMS and VAULTED CEILINGS, creating a sense of space and warmth throughout. The heart of the home is the 19' LIVING SPACE, complete with a FEATURE WOOD BURNER, perfect for cosy evenings. The FITTED KITCHEN boasts a BUTLER SINK, SOLID WOOD SURFACES, and space for a RANGE COOKER, complemented by a separate UTILITY ROOM for added practicality. With UP TO FOUR DOUBLE BEDROOMS, including a spacious PRINCIPAL SUITE with EN SUITE SHOWER ROOM, and a well-appointed FAMILY BATHROOM, this property offers flexibility for families or guests. A 15' VERSATILE GARDEN ROOM provides a wonderful space for relaxing or entertaining, while the SECLUDED STUDY/BEDROOM is ideal for working



from home or creative pursuits. Every detail has been thoughtfully considered to deliver a home of comfort, style, and flexibility, ready to suit a variety of lifestyles. Step outside and experience THE GREAT OUTDOORS, where the property truly comes into its own. The garden is mainly laid to lawn and enjoys PANORAMIC FIELD VIEWS to the rear, providing a tranquil and picturesque backdrop. Enclosed by TIMBER PANEL FENCING for privacy, the outdoor space includes a PATIO SEATING AREA that flows seamlessly from both the study and the garden room, perfect for al fresco dining or evening relaxation.

Council Tax band: E

Tenure: Freehold

- Detached Barn in a Rural Village Setting with its own Gated Driveway
- Panoramic Field Views to Rear
- Approx. 1500+ Sq. ft (stms) of Accommodation
- Three Double Bedrooms, En Suite & Family Bathroom
- 19' Living Space with a Feature Wood Burner
- Fitted Kitchen with Space for a Range Cooker & Separate Utility Room
- Wealth of Exposed Timber Beams & Vaulted Ceilings
- 15' Versatile Garden Room & Secluded Study



Wacton is a popular village about eleven miles south of Norwich and one mile west of the large village of Long Stratton, which offers a range of local amenities including a first-class range of Shops, all grades of Schooling, Leisure Complex, Library, Post Office, Dental Surgeries, Public Houses, Garages/Filling Station. Bus services to Norwich and Diss can be found, where main line rail connections to London are available.

### SETTING THE SCENE

A timber five bar gate opens up to the shingle driveway, with a brick wall and timber fence boundary, and ample space for off road parking and turning.

### THE GRAND TOUR

Once inside, a large welcoming hall entrance is adorned with exposed timber beams and a vaulted ceiling above, whilst full height windows flood the room with excellent natural light. Wood effect flooring flows underfoot with a clear separation from the bedroom and living accommodation. The main sitting room sits under a vaulted ceiling with an array of exposed timber beams, whilst a brick built fireplace and cast iron wood burner create a focal point to the room. With ample space for soft furnishings and a dining table, full height windows face to front whilst an open aspect can be found leading to the kitchen. With a recessed butler sink and solid wood work-surfaces, the kitchen offers an array of built-in storage, with space for a free standing range style cooker, complete with tiled splash-backs and tiled flooring underfoot. Space is provided for general white goods including a fridge freezer and dishwasher, with a timber latch and braced door taking you to the utility room beyond. From the sitting room, the garden room leads off creating a flexible living and dining space, sitting under a vaulted ceiling with exposed timber beams, whilst dual aspect windows and French doors lead out to the rear garden. The utility room offers further work surfaces with space for a washing machine and tumble dryer, flooded with natural light via the full height windows overlooking the driveway.

A door takes you to the study/bedroom which is currently used as a gym, with wood effect flooring underfoot, stable door to rear and exposed timber beams above. The family bathroom leads from the sitting room with a modernised white three piece suite including a rolled top bath with a mixer shower tap, tiled effect flooring, wood panelling and heated towel rail. The main bedroom follows a similar theme with exposed timber beams and a vaulted ceiling above, whilst two velux windows offer a tree lined aspect and natural light. Fitted carpet flows underfoot, with a cast iron style radiator and a door taking you to a private en suite shower room. The white three piece period style suite includes a walk-in double shower cubicle with a thermostatically controlled twin head rainfall shower, with a heated towel rail and tiled effect flooring. The two remaining bedrooms are both finished with fitted carpet, exposed timber beams and vaulted ceilings with velux windows.

### FIND US

Postcode : NR15 2UN

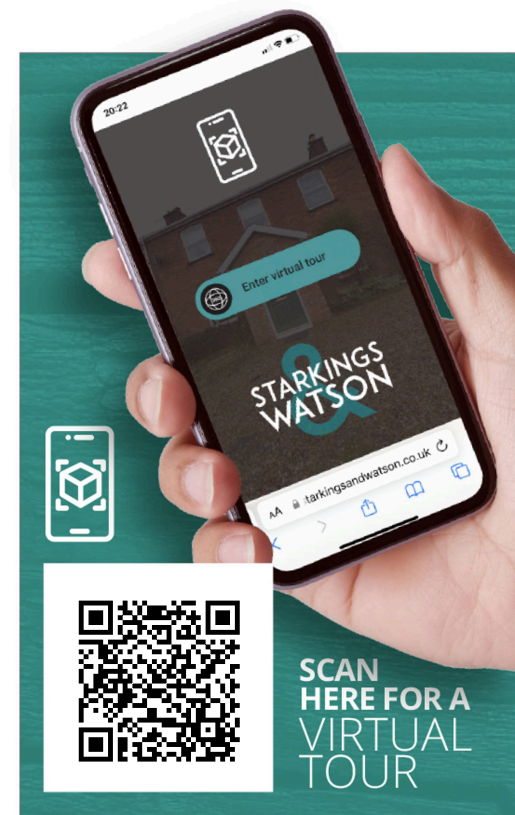
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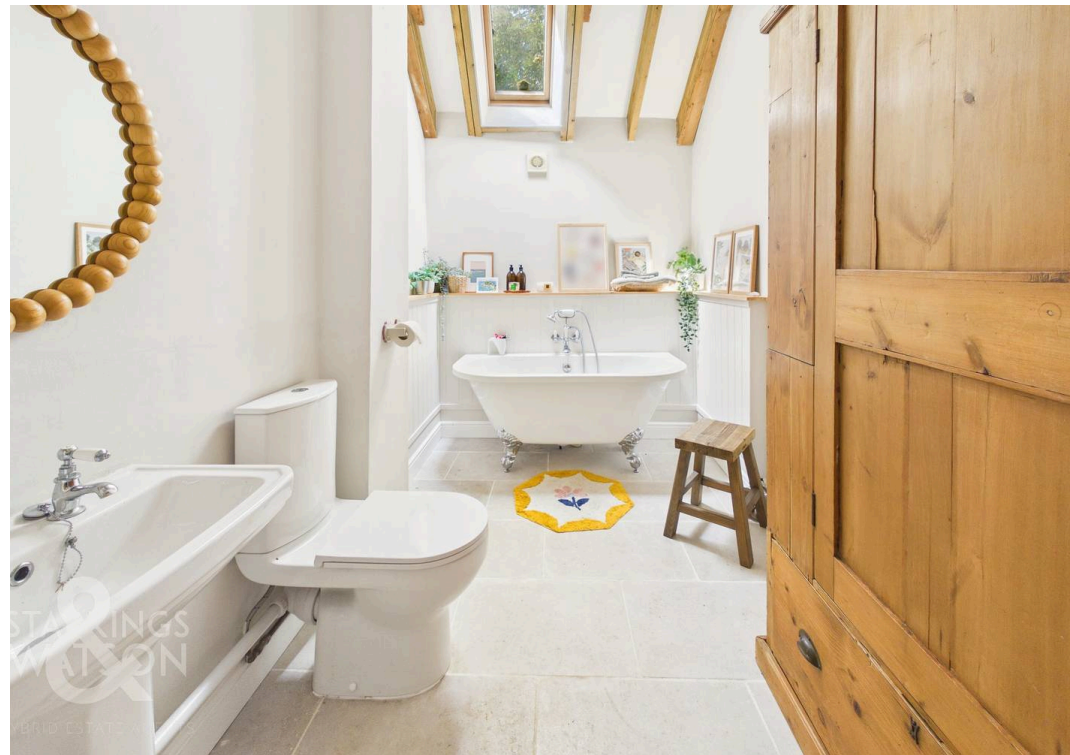
### VIRTUAL TOUR

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

### AGENTS NOTES

The property utilises a shared septic tank which is located on a neighbouring property. Shared costs are due for the upkeep and maintenance.



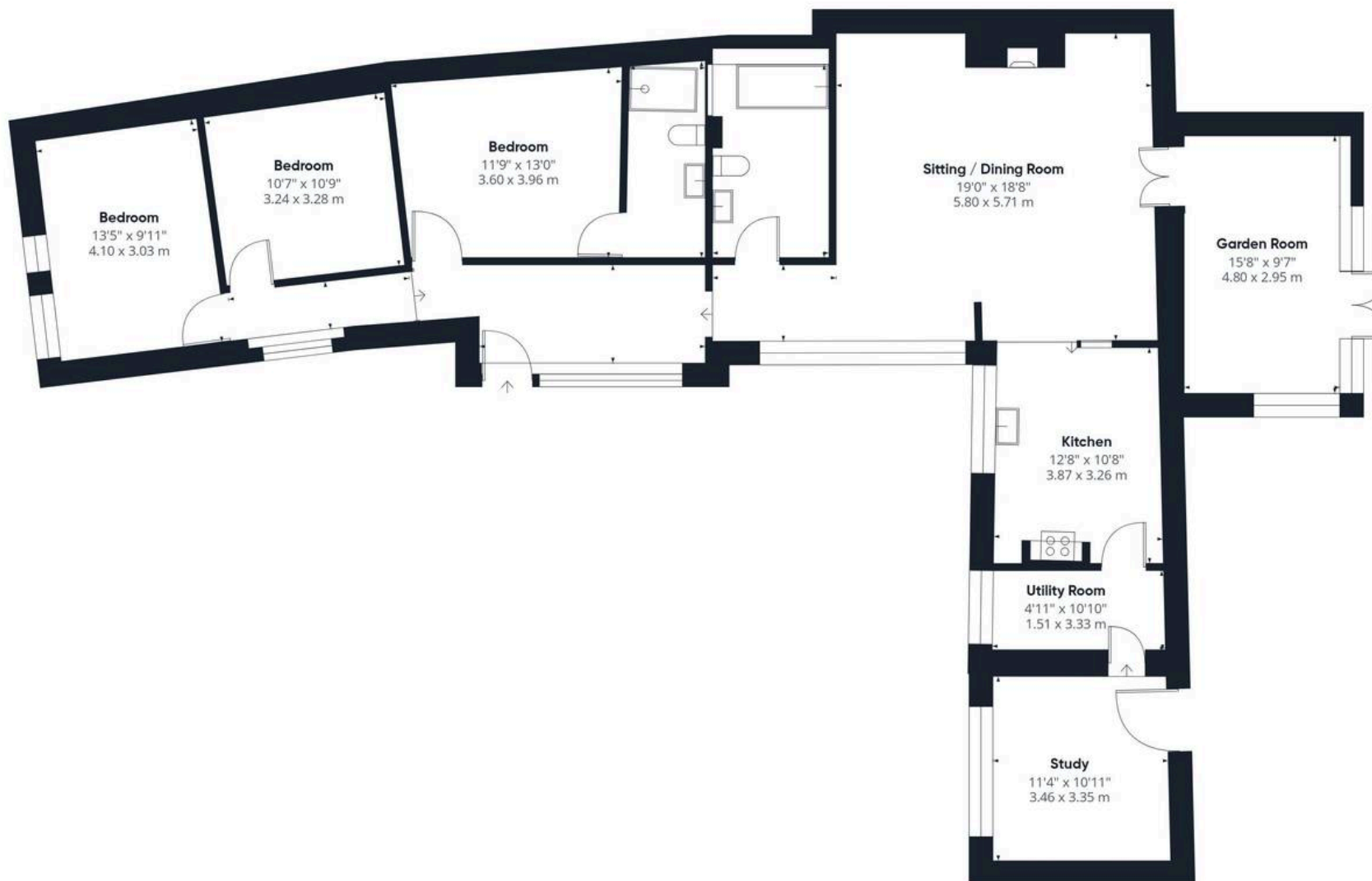




## THE GREAT OUTDOORS

Sliding onto fields and enjoying panoramic views, the garden is enclosed within timber panel fencing whilst being mainly laid to the lawn. A patio seating area has been created, and leads from the study and garden room, with raised planted timber beds. A children's play area has been created with bark chippings and railway sleepers, with access leading down the side of the property.





Approximate total area<sup>(1)</sup>

1509 ft<sup>2</sup>  
140.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • [poringland@starkingsandwatson.co.uk](mailto:poringland@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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