Chartered Surveyors / Estate Agents

Clarke & Simpson

A modern four bedroom detached house sitting in generous grounds in excess of half an acre within the village of Barnham

Rent: £1,400 PCM

Ref: R1039

Glebe House
Blacksmith Lane
Barnham
Norfolk
IP24 2NE



Entrance hall, kitchen, utility, cloakroom, sitting room and dining room.
Master bedroom with en-suite, three further bedrooms, family bathroom and separate WC.
Gated driveway, garage and large rear garden.

To let unfurnished for a six month period under Ground 5 Minister of Religion

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Location

The village of Barnham is highly sought-after and benefits from a primary school and village hall. Thetford is three miles to the north and offers an extensive range of amenities including a cinema, leisure centre, shops, plus railway and bus stations. The town of Bury St Edmunds is 10 miles to the south and has many shops including a purpose-built shopping centre – the ARC, public venues, several churches including the Cathedral church of St James and St Edmund, a sports centre and many schools catering for each stage of education. In addition to the amenities offered by the town centre, there are also four superstores: Asda, Sainsbury's, Tesco, and Waitrose. From the property there is easy access to the A11 (for Norwich) and A134 for Bury St Edmunds. At Bury St Edmunds – and via the A14 – Cambridge and Ipswich can be reached at ease.

The Accommodation

Ground Floor

Entering through a solid wooden door into

Entrance Hallway

With stairs off to the first floor, good sized under stairs storage cupboard, single panel radiator and doors off to

Cloakroom

Fitted with low flush WC, pedestal wash basin, single panel radiator and extractor fan.

Sitting Room 12'11" x 17'1" (3.94 x 5.21)

A good size light triple aspect room with French doors leading to the rear garden, two double panelled radiators, TV aerial socket and telephone socket.

Dining Room 17'1" x 11'9" (5.21 x 3.58)

A further good size dual aspect room with windows to the front and side, two single panelled radiators and telephone socket.

Kitchen / Breakfast Room 11'7" x 14'1" (3.53 x 4.29)

A good size light room fitted with a range of base and eye level kitchen units with roll top worksurface over inset with a one and a half bowl single drainer stainless steel sink, space for electric cooker with integrated extractor hood above, space and plumbing for diswasher, space for low level fridge and freezer, double panelled radiator, space for breakfast table and chairs.





Utility Room 9'11" x 9'11" (3.02 x 3.02)
Fitted with base level kitchen units with section of roll top worksurface over inset with a single bowl, single drainer stainless steel sink, space and plumbing for washing machine, space for tumble dryer, double panelled radiator and door giving access to the rear. A further door leads off to the boiler cupboard housing the Worcester oil fired boiler, hot water tank and heating and hot water controls.

Stairs from the entrance hallway lead up to the

First Floor

Landing
With door to storage cupboard, double panel radiator and further doors off to

Master Bedroom 14'2" x 11'7" (4.32 x 3.53)
A good size dual aspect double bedroom with double panel radiator, TV aerial socket and telephone socket. A door gives access to the

En-suite Bathroom
Fitted with low flush WC, pedestal wash basin and plastic panelled bath with mixer tap and shower attachment over, shaver socket, extractor fan and chrome heated towel rail.







Bedroom Two 10'1" x 11'9" (3.07 x 3.58)
A double bedroom with windows to the front and side, double panelled radiator, TV aerial socket and telephone socket.

Bedroom Three 13'0" x 8'4" (3.96 x 2.54)
A smaller double room with windows to the front and side, single panelled radiator, TV aerial socket and telephone socket.

Bedroom Four 12'11" x 8'4" (3.94 x 2.54)
A double bedroom with windows to the rear and side, single panelled radiator, TV aerial socket and telephone socket.

Family Bathroom
Fitted with low flush WC, pedestal wash basin and plastic panelled bath with mixer tap and shower attachment over, shaver socket, extractor fan and chrome heated towel rail.

Separate WC
Fitted with low flush WC, wash hand basin, single panelled radiator and extractor fan.

Outside
The property is approached over a Tarmac driveway through a five bar gate, leading to Tarmac parking area and turning, enclosed with post and rail fencing to the front with access either side of the property. There is a detached Double Garage with two double opening wooden doors. The external measurement is 18'6 x 20'0 (5.64m x 6.10m) with eaves storage, power and light connected, window to rear aspect, door to side. The rest of the extensive gardens are laid predominantly to grass enclosed by a mixture of fencing and hedging and the grounds in total stand in excess of half an acre. There is an oil storage tank, outside tap and paved pathways with a paved seating area.

Services
Mains water, electricity and drainage connected. Oil-fired central heating.

Broadband
To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Coverage
To check the Mobile Phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Council Tax
Band Band F. £3,013.37 payable 2026/2027

Local Authority
West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU

Term
To let unfurnished for a six month period under Ground 5 Minister of Religion at a monthly rent of £1,400 per calendar month.









NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

3rd November 2026

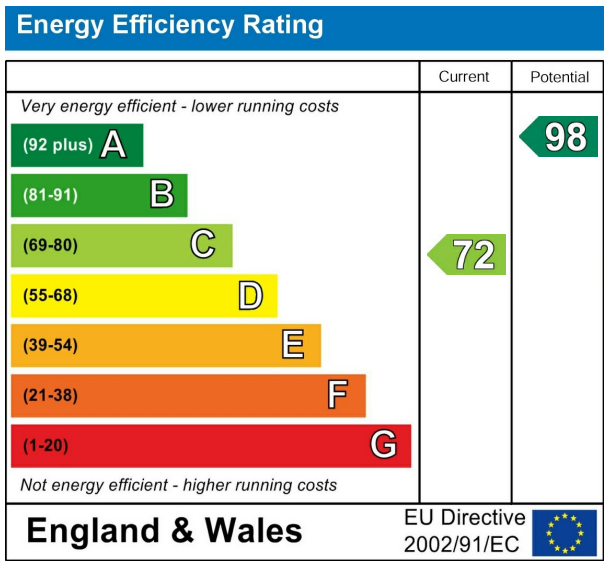


Directions

From the A134 travelling north, at the crossroads turn right onto The Street (signposted Barnham). Take the left turn into Blacksmith's Lane and the property will be found after a short while on the right hand side. Alternatively travelling west on the A143, pass through Stanton then take turn on to the A1088 heading north. Pass through Ixworth Thorpe, Honington and Little Fakenham then as you enter the village of Euston take the left turn to Barnham. Blacksmith's Lane will be found on the right hand side. For those using the What3Words app: /// rescendo.escorting.incomes







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