



School Road, South Walsham - NR13 6DZ

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WATSON**

HYBRID ESTATE AGENTS



## School Road

South Walsham, Norwich

A RARE OPPORTUNITY to acquire a STUNNING GRADE II LISTED BARN CONVERSION, this exceptional residence offers approximately 4061 sq. ft. of beautifully appointed accommodation, all occupying a generous 0.19 acre plot (stms). Well maintained including a 2025 installed oil fired CENTRAL HEATING BOILER and an OVERHAULED ROOF in 2021, the property seamlessly blends PERIOD CHARACTER and CHARM, boasting TWO IMPRESSIVE RECEPTION ROOMS including a 23' SITTING ROOM and a 25' FAMILY ROOM, each flooded with natural light and accessed via DOUBLE DOORS for a GRAND ENTRANCE - perfect for entertaining or relaxing in style. Step through the 18' welcoming reception hall - providing an ideal study space or musing room, and a convenient W.C. The 22' OPEN PLAN KITCHEN/DINING ROOM, complete with utility space and thoughtfully designed for modern family living, HUGE POTENTIAL EXISTS whilst enjoying both gardens. Upstairs, FOUR DOUBLE BEDROOMS provide flexible options for family and guests, including a PRINCIPAL SUITE with an EN SUITE and a well-appointed family bathroom. The property features EXTENSIVE STORAGE, a 212 sq. ft. WORKSHOP, and an 833 sq. ft. GARAGE (stms), offering superb potential for hobbies, home working, or further development. Every detail has been considered for comfort, practicality, and a premium lifestyle.



The PROPERTY FORMS an ENCLOSED COURTYARD-STYLE GARDEN, for a tranquil retreat, with a large lawned expanse, wraparound pathways, and a patio seating area, perfect for al fresco dining or summer gatherings. A COVERED SEATING AREA provides an inviting space for year-round entertaining, with scope to create a bespoke outdoor kitchen or entertaining zone. To the rear, hard standing creates an ideal spot for morning coffee, complemented by mature raised planters and a greenhouse for keen gardeners.

Council Tax band: G  
Tenure: Freehold

- Grade II Listed Barn Conversion with Extensive Storage & Outbuildings
- Approx. 4061 Sq. ft of Accommodation Occupying a 0.19 Acre Plot (stms)
- Two Large Reception Rooms Including a 23' Sitting Room & 25' Family Room
- 18' Welcoming Reception Hall Providing Study Space & W.C
- 22' Open Plan Kitchen/Dining Room with Utility Space
- Four Double Bedrooms, En Suite & Family Bathroom
- 212 Sq. ft Workshop & 833 Sq. ft Garage & Parking (stms)
- Enclosed Secluded Courtyard Style Gardens with a Large Covered Seating Area

South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle.



The village covers 3,000 acres, has some 350 dwellings with restaurants, stores, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two broads, South Walsham Broad only a 5 minute walk away, a boatyard and a nature reserve.

#### SETTING THE SCENE

Tucked away on a private shared driveway, the property is concealed behind wrought iron pedestrian gates and a sliding door which takes you to the garage and parking area. Heading through the double gates, a courtyard area opens up in front of you, with access to an exterior workshop and covered seating area. The gardens are in full view, whilst a door takes you to the main hall entrance.

#### THE GRAND TOUR

Once inside, a large open plan reception space sits under substantial timber beams with a vaulted ceiling and front facing window - offering excellent natural light and views over the adjacent fields. Creating the ideal music room or study space, and finished with fitted carpet, doors lead off to the main reception room and family room. A ground floor W.C is concealed to one side, with a two piece suite and tiled splash-backs. The family room opens up behind double doors offering a grand reception space with a vaulted ceiling and exposed timber beams. Dual aspect views face to the front and rear, with fitted carpet underfoot. The formal sitting room also leads from double doors with a feature exposed brick fireplace in a herringbone pattern, with an inset cast iron wood burner creating a focal point to the room, with exposed timber beams above. This light and bright room offers twin sets of French doors leading out to the front courtyard and rear gardens. Fitted carpet flows underfoot, whilst a door takes you to the inner hallway where the stairs rise to the first floor landing. Wood-block flooring runs underfoot, and a built-in cupboard offers storage. Further double doors lead to the courtyard frontage with a door to the open plan kitchen/dining room and beyond. This extensive open plan room offers further French doors to the courtyard and a door to the rear garden, with continued wood-block flooring underfoot and ample space for soft furnishings and a dining table. The kitchen is open plan with a peninsula breakfast bar offering a separation, with a range of bespoke built-in cabinetry and integrated appliances including inset electric hob and built-in eye level electric double oven. Integrated appliances include a fridge freezer, with space for a dishwasher. A door leads to the utility room - offering further built-in storage and space for laundry appliances.

A galleried landing offers an ideal study space or reading area, with a built-in airing cupboard and doors leading off to the four bedrooms - all of which are finished with fitted carpet and double glazing. The main bedroom includes a range of built-in wardrobes and storage, with dual aspect views and a door to a private ensuite. With a walk-in double shower cubicle and thermostatically controlled shower to one corner, built-in storage can be found

under the hand-wash basin, with a heated towel rail and tile flooring. The family bathroom is finished in a similar style with a four piece suite including a panelled bath and separate walk-in shower cubicle, with built-in storage and tiled walls.

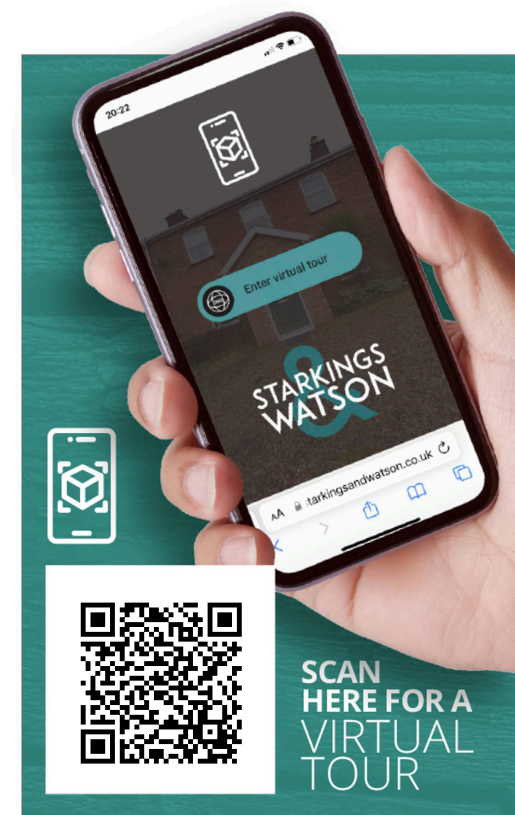
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#### VIRTUAL TOUR

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



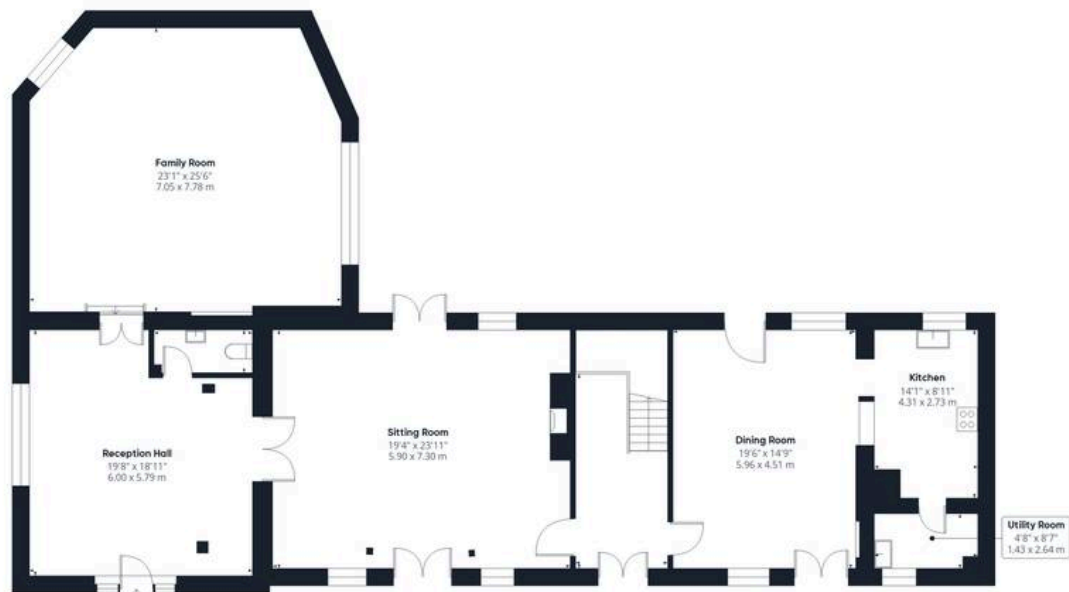




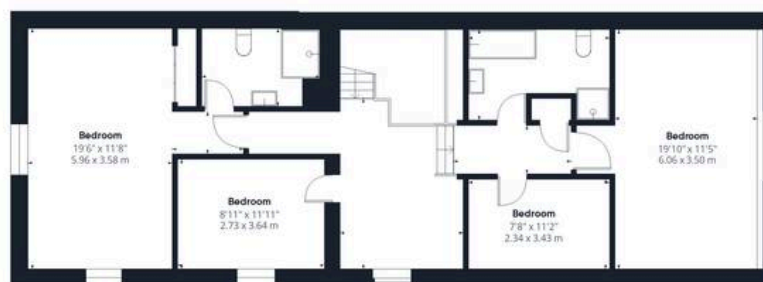
## THE GREAT OUTDOORS

Heading outside, the enclosed courtyard style front garden includes a large lawned expanse with wraparound pathways, and a patio seating area at the far corner. The covered seating area offers ideal space for outside entertaining throughout the seasons, whilst offering huge potential to create an outside entertaining space or kitchen area. A wildlife pond and a range of mature shrubbery can be found, with access into the garage and workshop. The rear gardens are finished with hard standing and offer the ideal place for morning coffee, with a range of mature raised planters, and a greenhouse, with doors leading into the sitting room and kitchen. The exterior workshop offers 212 sq. ft (stms) of space with a vaulted ceiling and exposed timber beams, with potential to convert the room into further accommodation - subject to planning, with power and lighting already installed. The large exterior garage and parking space is accessed via sliding doors and pedestrian doors to the driveway and gardens, with vaulted ceilings, exposed timber beams above, oil tank, power and lighting.

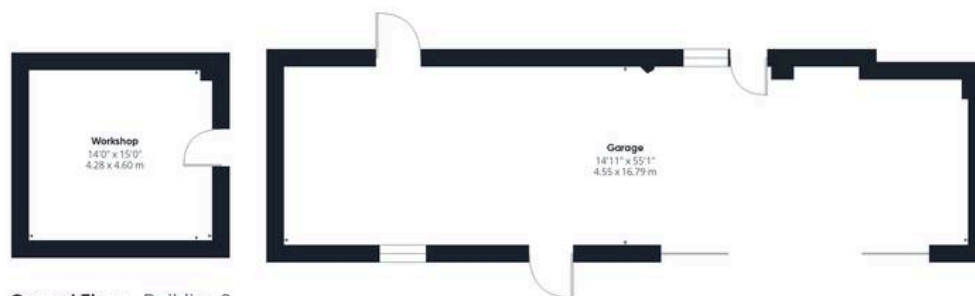




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Ground Floor Building 3

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

4061 ft<sup>2</sup>

377.2 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.

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.