



Park Lane, Blofield - NR13 4DF



Park Lane

Blofield, Norwich

PRESENTING an EXCEPTIONAL DETACHED BARN CONVERSION, this substantial residence offers approximately 2840 sq. ft (stms) of beautifully appointed accommodation, blending CHARACTER FEATURES with contemporary comforts. Set within an impressive 0.78 ACRE PLOT (stms), the property boasts a WELCOMING PORCH and HALL ENTRANCE, 19' SITTING ROOM with a striking VAULTED CEILING and a wood burner, creating a warm and inviting focal point for family gatherings. The 19' DUAL ASPECT KITCHEN/BREAKFAST ROOM is complemented by an adjacent FORMAL DINING ROOM, perfect for entertaining, while the CONSERVATORY with French doors invites natural light and garden views into the home. Practicality is included with a dedicated UTILITY ROOM and a ground floor W.C, ensuring every-day convenience. The first floor offers the FAMILY BATHROOM with SHOWER and FIVE GENEROUS DOUBLE BEDROOMS, including a PRINCIPAL SUITE complete with a private DRESSING ROOM and a EN SUITE SHOWER ROOM. Throughout, exposed beams, quality finishes, and thoughtfully designed spaces provide flexibility for family life, working from home, or hosting guests. ECO-CONSCIOUS buyers will appreciate the SOLAR PANELS, which generate approximately £2,000 per annum, enhancing both sustainability and cost efficiency.

STUNNING WRAP AROUND GARDENS offer panoramic views over OPEN FIELDS. Mature lawns, established borders, and well-placed seating areas provide a tranquil backdrop for alfresco dining, summer entertaining, or simply enjoying the peaceful rural setting. The expansive plot ensures PRIVACY and a sense of SECLUSION, while the GATED DRIVEWAY leads to an INTEGRAL DOUBLE GARAGE, providing ample parking and secure storage for vehicles or leisure equipment.

Council Tax band: F

Tenure: Freehold

- Substantial Detached Barn with Character Features
- Approx. 2840 Sq. ft (stms) of Accommodation
- Approx. 0.78 Acre Plot (stms)
- 19' Sitting Room with a Vaulted Ceiling & Wood Burner
- 19' Dual Aspect Kitchen/Breakfast Room & Adjacent Formal Dining Room
- Conservatory with French Doors, Utility Room & W.C
- Five Bedrooms including the Principal Bedroom with Dressing Room & En Suite
- Stunning Wrap Around Gardens with Panoramic Field Views

Blofield is situated East of the Cathedral City of Norwich. The Village itself provides good transport links via both the Brundall and Lingwood railway stations along with regular bus routes to Norwich and Great Yarmouth. A wide range of amenities include a village school with an Outstanding Ofsted rating, local shops, garden centre and a public house. Conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.



SETTING THE SCENE

Set back from the road and approached via timber five bar gate, a sweeping driveway leads past the main lawned front garden, with an abundance of mature planting and shrubbery, along with mature hedging enclosing the right hand border. A shingled turning and parking area can be found in front of the property with a brick-weave patio to enjoy the afternoon sun, with access leading to the integral garages.

THE GRAND TOUR

Double doors open up into the porch entrance creating the ideal meet and greet space with tiled flooring underfoot for ease of maintenance and exposed brickwork which gives a hint of the character which lies within. An opening takes you to the main entrance hall where double doors lead off to the sitting room, creating a grand entrance for entertaining guests. An open plan aspect takes your eye to the kitchen and adjacent dining room. Starting in the sitting room, this grand room with a vaulted ceiling and exposed timber beams offers a light and bright feel. An exposed brick wall creates a feature to the room with a cast iron wood burner and brick tiled hearth creating a focal point. Fitted carpet runs underfoot with dual aspect views to the rear gardens and across the front driveway, with French doors opening up to the brick-weave patio seating area. A door leads to the inner hallway where the main bedroom accommodation can be found. Back from the hall entrance, the dining room is neatly partitioned and offers huge potential to open plan the space into the adjacent kitchen whilst currently offering exposed brickwork and a feature fireplace with a vaulted ceiling and exposed timber beams. The kitchen opens up with wood effect flooring and an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob with glass splash-back and extractor fan, built-in eye level electric double oven and microwave combination. Space is provided for a fridge freezer and dishwasher, with ample room for a dining table, whilst dual aspect views can be enjoyed across the gardens. A window seat has been created to enjoy the garden views where you can also enjoy the intricate timber frames for the vaulted ceiling, which are flooded with natural light via a front facing velux window. Double doors open up to the conservatory, to extend the living space whilst a useful utility room leads off with further storage and space for laundry appliances. The conservatory sits under a further vaulted ceiling with triple aspect views across around the garden, with French doors leading out and tiled flooring underfoot. The main hall entrance provides access to a useful WC, where a mezzanine storage area can be found above whilst the door also takes you to the main principal bedroom.

Sitting under a vaulted ceiling with exposed timber beams and enjoying dual aspect views to the front and rear, fitted carpet can be found underfoot with a door leading to a walk-in wardrobe which has been fully fitted out with hanging rails and storage shelving, with a further door taking you to a private ensuite shower room.

Finished with a white three piece suite including extensive storage under the hand wash basin, a corner shower cubicle houses a thermostatically controlled shower with contrasting tiled splash-backs, wood effect flooring, heated towel rail. The inner hallway leading from the sitting room offers windows across the garden with fitted carpet underfoot and a built-in double storage cupboard. Doors lead off to four further bedrooms, all of which are finished with fitted carpet and double glazing. With direct garden access via doors or French doors whilst the include a mixture of character features including exposed brickwork and timber beams. Serving the four bedrooms, the main family bathroom can be found with a four piece suite including a separate panelled bath and walk-in shower cubicle with a thermostatically controlled twin head rainfall shower with contrasting tile splashbacks, storage under the hand-wash basin and a feature exposed brick wall with heated tower rail.

FIND US

Postcode : NR13 4DF

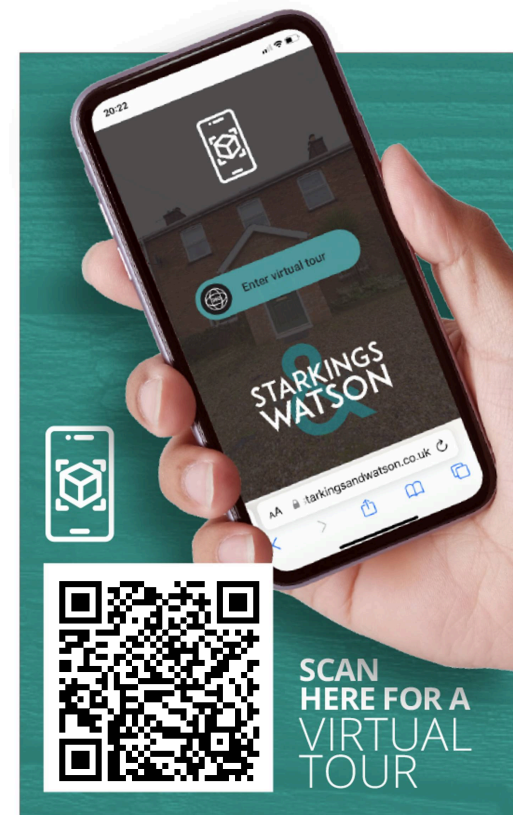
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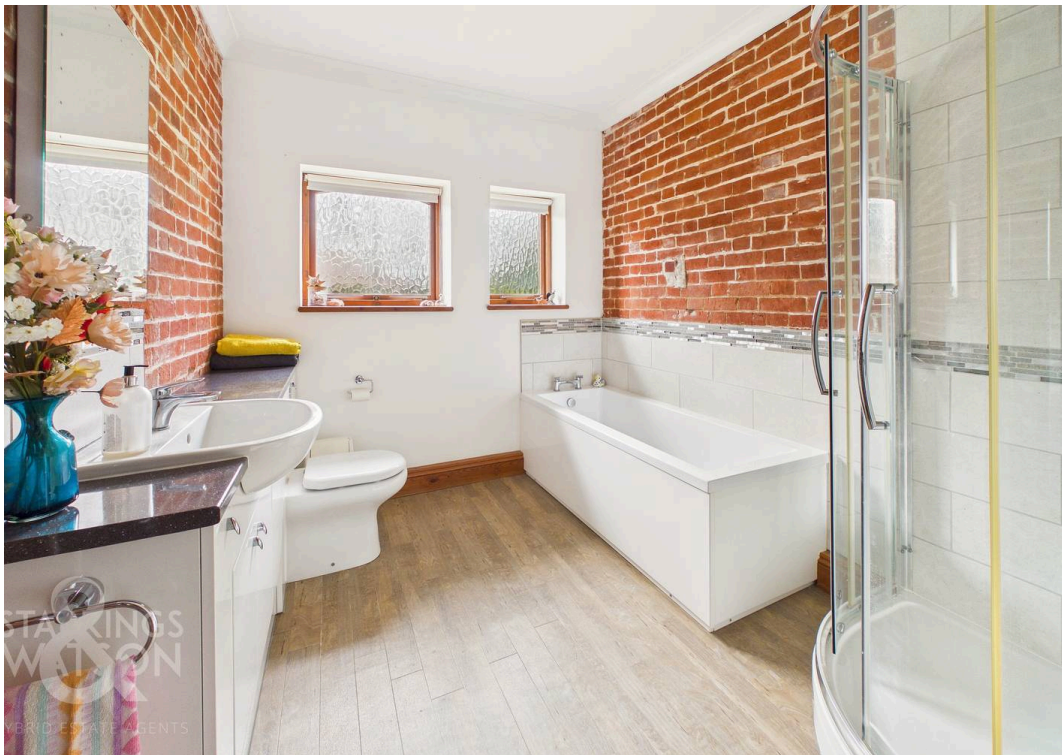
VIRTUAL TOUR

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

AGENTS NOTES

The property uses a private septic tank and includes a well in the garden. Historic planning permission was obtained for a detached double garage.







THE GREAT OUTDOORS

Wrapping around the property, large lawned expanses are bordered with extensive planting, and several patio areas. Ground mounted solar panels sit to one side, with a secondary vehicular gate providing access to a working garden and storage area. Enjoying field views to the side, several vantage points have been created to enjoy the views, with a well situated to the side of the property. An ornamental pond sits adjacent to the conservatory, all enjoying a high degree of privacy and seclusion. The double garage is accessed via twin sets of double doors providing an oversized storage space, with storage above, power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

3004 ft²
278.9 m²

Reduced headroom

89 ft²
8.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360



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