



Back Lane, Rollesby - NR29 5EE

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Back Lane

Rollesby, Great Yarmouth

Welcome to this STUNNING GRADE II LISTED BARN CONVERSION, offering approximately 2200 SQ. FT. OF ACCOMMODATION (stms) in a sought-after SEMI-RURAL LOCATION with UNINTERRUPTED ROLLING FIELD VIEWS to the front. From the moment you enter, you are welcomed into a GRAND 40'x20' MAIN LIVING SPACE, beautifully enhanced by ORIGINAL WOODEN BEAMS, EXPOSED BRICK WALLS, and a striking INGLENOOK FIREPLACE perfect for cosy evenings. The flow continues into a 23' OPEN KITCHEN & DINING ROOM, designed for both every-day living and entertaining, with a MULTITUDE OF STORAGE and ample space for family gatherings while solid oak internal doors add a touch of luxury throughout. The property boasts THREE DOUBLE BEDROOMS, each offering a peaceful retreat, with the principal suite benefitting from a TASTEFULLY MODERNISED EN-SUITE. A contemporary GROUND FLOOR SHOWER ROOM provides convenience and style for guests and family alike. The property has been meticulously maintained, including a RE-THATCHED ROOF (circa 2021), seamlessly blending historic character with modern comforts.

Externally the home enjoys a PRIVATE position with three lawned spaces including a courtyard style rear garden with SWEEPING DRIVEWAY giving the home ample OFF ROAD PARKING in front of the detached DOUBLE GARAGE.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Stunning Grade II Listed Barn Conversion
- Semi-Rural Location With Rolling Field Views To The Front
- Approx. 2200 Sq. Ft Of Accommodation (stms)
- 40'x20' Main Living Space With Exposed Beams & Inglenook Fireplace
- 23' Open Kitchen & Dining Room With A Multitude Of Storage
- Three Double Bedrooms
- Tastefully Modernised Ground Floor Shower Room & En-Suite
- Three Lawned Garden Spaces Including A Fully Enclosed Rear Courtyard Garden
- Sweeping Driveway Leading To Detached Double Garage With Additional Storage
- Rethatched Roof Circe 2021

Rollesby is a Broadland Village located approximately eight miles from the coastal town of Great Yarmouth.



The village offers a Primary School, Village Hall, Public House and Bus Service to Norwich and Great Yarmouth. The home is on the doorstep of the picturesque Norfolk Broads with many quaint villages to visit and enjoy with the golden sands of the beach being only a few moments away by car.

### SETTING THE SCENE

The property is nestled away from the main street where a shrub and mature tree lined shingle driveway leads you onto a sweeping shingle space suited for the parking of multiple vehicles with a detached double garage offering additional storage sat in front of the home. Manicured lawns sit to each the front and side of the property with rolling field views to be enjoyed beyond the hedgerow.

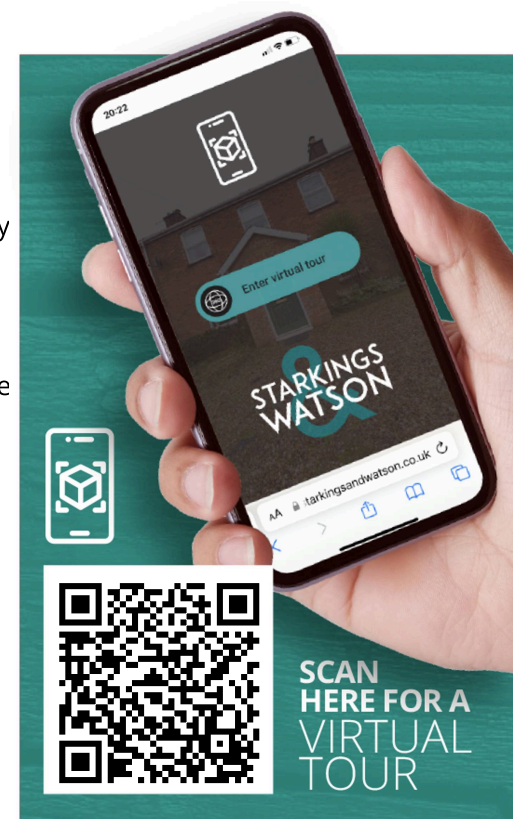
### THE GRAND TOUR

Once inside, a central lobby is the first space to greet you laid with all solid wooden flooring, offering the perfect space for potential further storage to hang coats and slip off shoes before stepping into the remainder of the home. Just off to the right hand side, a handy ground floor WC is on offer stepping through one of the many oak internal doors. To the right, from the lobby is a handy ground floor double bedroom - the space benefits from double glazed windows with large open floor space suited to a double bed with further storage solutions.

From this lobby the main living and entertainment space opens up in the form of a stunning 40x20' open plan space. The space is filled with characterful charm and nods to the property's history with exposed wooden beams, tall vaulted ceilings and exposed red brick feature. The open flooring is conducive to a potential choice of uses as you enter the space with an exposed red brick fireplace on the adjacent side of the room featuring a cast iron wood burning fire setting the scene for cosier evenings and a sitting room suite. The dual facing aspect within this space allows an even flow of natural light with wooden panelled French doors leading into the rear courtyard garden. An additional space off to the side of the sitting room currently functions as a garden room ideal for quiet contemplation with double glazed windows opening onto the front gardens. From the main living space, stairs for the first floor can be accessed within the corner with a secondary lobby being found just off here taking you to the remainder of the ground floor accommodation.

The larger of the ground floor bedrooms is presented to the right of this hallway with an immaculate décor much like the rest of the home with handy fully modernized shower room sat just next door complete with walk in shower unit, rainfall shower head, tall modern radiator and vanity storage. Just next door to this is the utility space featuring plumbing for white goods and the oil boiler with flue leading to the outside. A second beautifully modernized and tastefully decorated living area comes in the form of a 23' kitchen and dining room. The floor space opens up as you enter the room to leave space for a formal dining table while a vast array of wall and base mounted cabinetry cover all potential storage needs with large open solid wooden work surfaces perfectly suited for those keen on hosting. The fitted storage leave space for a range oven and hob which will remain with the property upon sale with plumbing for a dishwasher, space for an American style fridge/freezer and central island with breakfast bar seating. The rear aspect of this room is on almost wall to wall window and two sets of double glazed French doors allowing yet again, a generous flow of natural light into this space creating a bright and airy atmosphere.

The first floor landing gives way to the larger of the bedrooms and principal bedroom suite with part vaulted ceilings brilliantly managed with bespoke fitted built in wardrobes to utilize the space. Just off from this bedroom suite is another modernized ensuite complete with freestanding roll top bath built in bespoke vanity storage, mirrored lighted mirror and low level radiator. Versatility can be had in the use of the mezzanine landing where the current owners have opted to use this as a perfect home office area with views over towards the main living areas creating a unique view of the rest of the home and a multi-functional space to be used in any way to suit a buyers needs.







## THE GREAT OUTDOORS

Alongside the front and side gardens is a fully enclosed rear courtyard. The space is predominantly laid to lawn with planting beds towards the rear brick wall with large patio seating area perfectly suited to a set of garden furniture to enjoy the warmer months.

## FIND US

Postcode : NR29 5EE

What3Words : ///decide.reconnect.soap

## VIRTUAL TOUR

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





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

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

2615 ft<sup>2</sup>

242.9 m<sup>2</sup>

**Reduced headroom**

82 ft<sup>2</sup>

7.6 m<sup>2</sup>

(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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