



West Barn
Cantley Lane South | Cringleford | Norfolk | NR4 6TF

 FINE & COUNTRY

BEAUTIFULLY BESPOKE



“One of the wonderful things about barn conversions is that each one is unique. This is a fine example and has been lovingly and thoughtfully converted to create a spacious and versatile home that will suit both couples and families.

Just outside Cringleford, about as close as you can be to the city whilst being surrounded by fields, the location is both convenient and refreshing, with plenty of wildlife and lovely views.”



KEY FEATURES

- A Barn Conversion within a Small Group of Barns situated Just Outside the Village of Cringleford
- Three Bedrooms and a Family Bathroom
- Kitchen/Dining Room with EverHot Range Cooker
- Two Reception Rooms including a Sitting Room with Log Burner
- Separate Study and WC
- Double Garage and Plenty of Parking
- The Grounds include a Good Size Rear Garden with a Courtyard Garden to the Front
- The Accommodation extends to 2,373sq.ft
- Energy Rating: TBA

Blessed with the perfect balance of rural bliss and easy access to the city, transport routes, the hospital and the university, this barn sits in a glorious position. One of a small group of homes, open countryside all around, there's abundant wildlife and a feeling of peacefulness and seclusion here, yet you're so close to everything.

Character Crafted

The farm here is thought to date back around 400 years, with the barns likely a later addition. This would have been a cow shed and milking parlour. Today there are a couple of nods to its original use in the form of signs, one inside and one out, promoting milking systems. Over the centuries, the barns here have seen many changes and you can tell from the differences in brickwork that additions have been made at various points. The barn was converted 40 years ago by the owner and her husband, who did much of the work themselves. They designed the layout and chose to have generous proportions throughout each room. Whilst it involved a lot of hard work and was a genuine labour of love, the result is a charming and delightful home that has a lovely comfortable feel.

A Warm Welcome Awaits You

The barn has the living spaces running along the rear of the property. There's a spacious sitting room with feature brick chimneybreast and log burner, with room for all the family to gather. You can imagine movie nights, board games and more in here. It's also a lovely room at Christmas. The vaulted ceiling adds to the sense of space, and the large, west-facing window lets the light pour in. You then have a small study tucked away.





KEY FEATURES

Moving through into the farmhouse kitchen, you find it's another fabulous sociable space with plenty of room for a family table. Beyond this is the garden room which is a wonderfully bright and uplifting place to be, flooded with sunlight and with doors leading to the garden. This would make a brilliant games room, studio, or family room. It really is very versatile. You also have access through to the double garage – so when you come home in the rain, you can park in here and come straight through to the house without getting wet. There are also three good-size double bedrooms sharing a generous family bathroom.

The Best Balance

You couldn't live much closer to the city and still be surrounded by countryside – this really is a superb location. There's a really good-size garden to the rear of the barn, with plenty of parking and a sunny courtyard to the front. The owner loves wildlife and has designed the garden to encourage birdlife, butterflies, bees and more. She even sees the occasional roe and muntjac deer. It's lovely and private out here and it's nice and peaceful too. You could be in the middle of nowhere yet hop in the car and you can be at the hospital or university in five minutes or in the city centre within ten minutes. You have supermarkets, pubs, schools and more in Eaton and Cringleford, as well as active communities. The A11 is close by, which makes it incredibly easy to travel out of the county, as well as offering speedy access to the pretty market town of Wymondham. You can enjoy dinner and an evening at the theatre, a spot of lunch or shopping, coffee with friends, walks around Whitlingham – it's all so easy when you call this your home.





















INFORMATION



On The Doorstep

Cringleford is ideally situated south west of Norwich and is in close proximity to the University of East Anglia, the Norwich University Hospital and the Norwich Research Park. It is also within easy reach of the A11, A47 and A140 giving access to all major routes exiting Norfolk. Cringleford is a thriving village offering a wide range of facilities including a first and middle school, surgery, post office and shop, recreation ground, village hall and church. The neighbouring village of Eaton has further facilities including a Waitrose supermarket, bank and hairdressers.

How Far Is It To?

Within such close proximity to Norwich city centre there is a large array of cultural and leisure facilities nearby, including Chapelfields shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both, state and private sectors as well as the University of East Anglia. Norwich has a mainline station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich along the A11 Newmarket Road, and at the Hethersett Bypass roundabout take the 2nd exit to stay on the A11. Proceed down the A11 and take a slight left onto Station Lane and then a left onto Cantley Lane. Follow the lane which then becomes Cantley Lane South and the group of barns will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

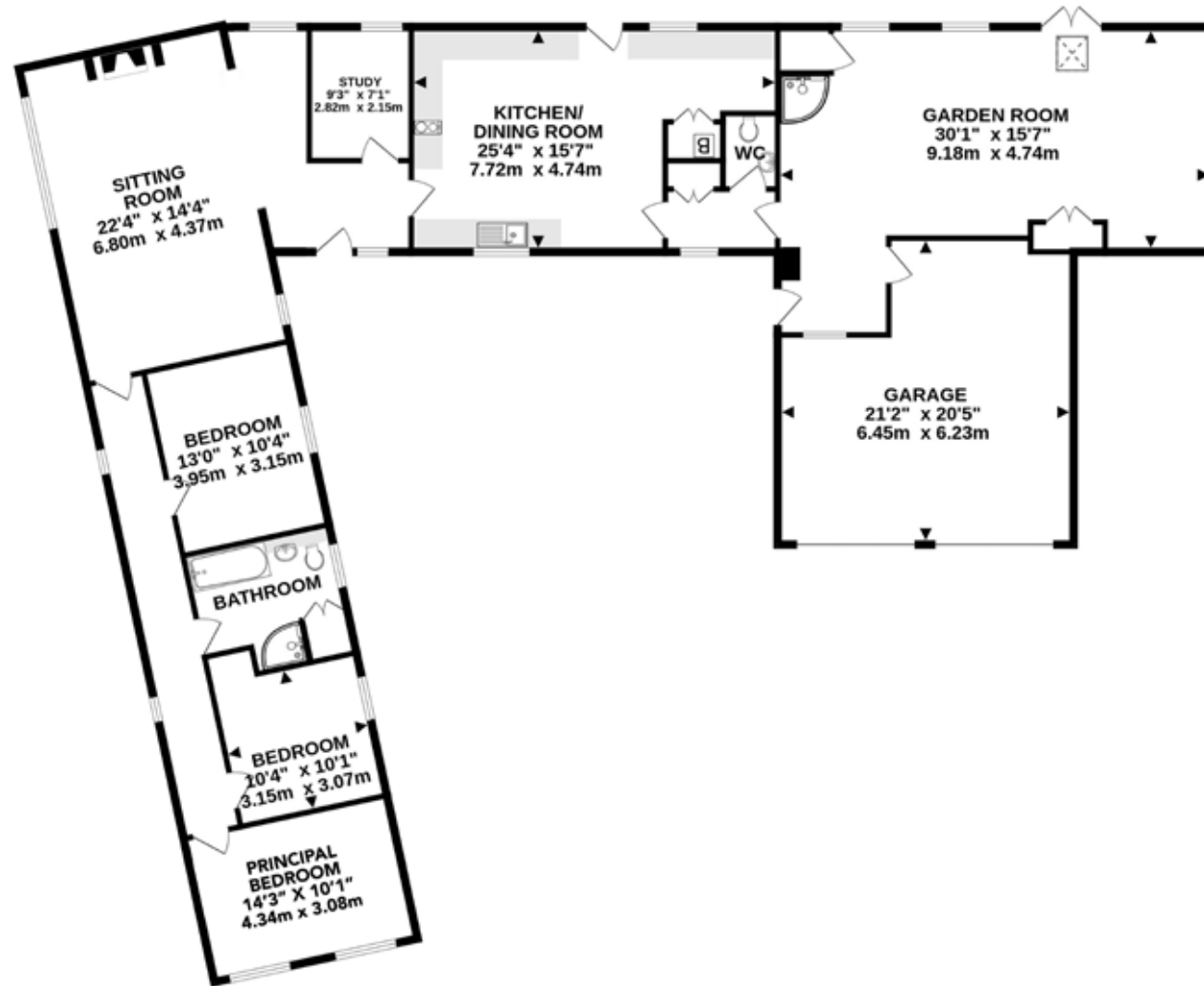
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Fibre to Premises Broadband Available - Vendor uses PlusNet
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Council Tax Band E
Freehold

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TOTAL FLOOR AREA : 2373 sq.ft. (220.4 sq.m.) approx.

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This property requires an Energy Performance Certificate, which is in the process of being done

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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