



Brands Lane, Felthorpe - NR10 4DZ



Brands Lane

Felthorpe, Norwich

QUIETLY POSITIONED overlooking ROLLING FIELD VIEWS, this BEAUTIFULLY PRESENTED CONVERTED BARN offers over 2300 SQ. FT (stms) of CHARACTER FILLED ACCOMMODATION, perfectly blending rustic charm with modern comforts. Step into a SPACIOUS HALLWAY ENTRANCE, an ideal meet and greet space, which seamlessly opens to all principal rooms. The impressive 28' SITTING ROOM is adorned with EXPOSED BEAMS and sliding glass doors opening to the garden. Flowing into a 20' DINING ROOM featuring a striking EXPOSED BRICK FIREPLACE perfect for family gatherings or entertaining guests. The 23' KITCHEN/BREAKFAST ROOM is equally impressive, complete with a separate PANTRY and a practical UTILITY ROOM, offering exceptional storage and workspace. Upstairs, a CENTRAL LANDING leads to SIX DOUBLE BEDROOMS, all of which boast INTEGRATED WARDROBES for ample storage. The FOUR PIECE FAMILY BATHROOM includes a FREESTANDING ROLLED TOP BATH and enclosed shower. The outside space is equally impressive, with this substantial 0.24 ACRE PLOT providing GENEROUS GARDENS to the front and a PRIVATE and ENCLOSED REAR GARDEN perfect for children, pets, or al fresco dining. The grounds are beautifully maintained and offer a tranquil retreat, framed by open field views that create a sense of space



and seclusion seldom found so close to LOCAL AMENITIES. An EXPANSIVE DRIVEWAY provides PLENTIFUL OFF-ROAD PARKING, ensuring convenience for multiple vehicles and visitors alike.

Council Tax band: D

Tenure: Freehold

- Beautifully Presented Converted Barn Offering Over 2300 Sq. Ft (stms) Of Character Filled Accommodation
- Quietly Positioned Overlooking Rolling Field Views & Within Close Proximity To Local Amenities & Schools
- 28' Sitting Room With Exposed Beams Opening To A 20' Dining Room With Brick Open Fireplace
- 23' Kitchen/ Breakfast Room With Separate Pantry & Utility Room
- Six Double Bedrooms With Integrated Wardrobes Opening From A Central Landing
- Four Piece Family Bathroom Including a Freestanding Rolled Top Bath
- Substantial 0.24 Acre Plot Boasting Generous Gardens To Front & Private/ Enclosed Rear Garden, Expansive Driveway Providing Plentiful Off-Road Parking
- 10 Miles From Norwich, Access To The NDR To Enable Easy Access To Other Areas Around Norfolk And Close To Horseford Woods

Felthorpe is an attractive village set among two chestnut groves about seven miles northwest of Norwich. The majority of the village is centred around The Street and Felthorpe Hall while the smaller part developed around St Margaret's Church.



The village boasts two Canadian Redwood trees, a rare sight in this part of Britain. The Cathedral City of Norwich is just a short drive away offering all amenities required in a major city. The well served village of Horsford is just a few miles away where a range of local amenities can be found including Village School and Hall, recreation ground, local shopping facilities and bus services to Norwich. The property is just a stones throw from the picturesque Horsford woods, perfect for dog walking. Access to the Broadland Northway is also close by, connecting to the A47. Norwich City Centre is just 10 miles away.

SETTING THE SCENE

Quietly positioned and set well back from the road, the property enjoys an expansive frontage, fully enclosed by well maintained hedging and benefiting from uninterrupted views across the surrounding rolling countryside. A shingle laid driveway provides extensive off road parking for multiple vehicles, bordered by a generously proportioned lawn and leading to the property itself. The frontage also benefits from a selection of timber sheds and a substantial detached storage building, providing excellent additional storage. The main entrance is positioned to the side of the home.

THE GRAND TOUR

Stepping inside, the spacious entrance hallway provides an ideal meet and greet space, with doors opening to all ground floor accommodation. To the right, the impressive 23' kitchen and breakfast room enjoys a charming country feel and benefits from newly replaced uPVC double-glazed windows, creating a generous dual aspect outlook. The kitchen offers plentiful storage and worktop space, together with an integrated double oven. Under counter plumbing is provided for a dishwasher, while there is dedicated space for a freestanding fridge/ freezer. The generous proportions also allow room for a table, creating a comfortable space for informal dining. Across the hallway, the utility room provides further storage, a secondary sink and plumbing for both a washing machine and tumble dryer, together with a convenient WC, ideal for guests. Adjacent, a substantial walk in pantry provides excellent additional storage.

At the end of the hallway, you are welcomed into the generously proportioned 25' sitting room, which offers a superb flow between the various living areas.

A bay window to the front creates an ideal study area or reading nook, leading through to the principal sitting space, which is perfect for entertaining. Characterful exposed wooden beams feature overhead, while sliding glass doors open directly onto the garden, allowing natural light to flood the room and providing a pleasant connection with the outside. A separate door leads through to the 20' dining room, which comfortably accommodates a large formal dining table. With built in storage and an exposed brick central fireplace providing an attractive focal point, while carpeted flooring runs underfoot through both rooms. Positioned to the corner of the sitting room, stairs rise to the first floor landing, where doors open to six well proportioned double bedrooms. The main bedroom is particularly spacious and benefits from extensive integrated storage built into the eaves, together with a dual aspect outlook incorporating a Velux window, ensuring plenty of natural light. All six double bedrooms benefit from integrated wardrobe storage, while one bedroom is currently arranged as a home office/study, offering excellent versatility for a variety of uses. Also accessed from the landing is the impressive four piece family bathroom, comprising a large glass enclosed shower cubicle, freestanding rolled top bath, wash basin and WC, complemented by a wall mounted heated towel rail.

FIND US

Postcode : NR10 4DZ

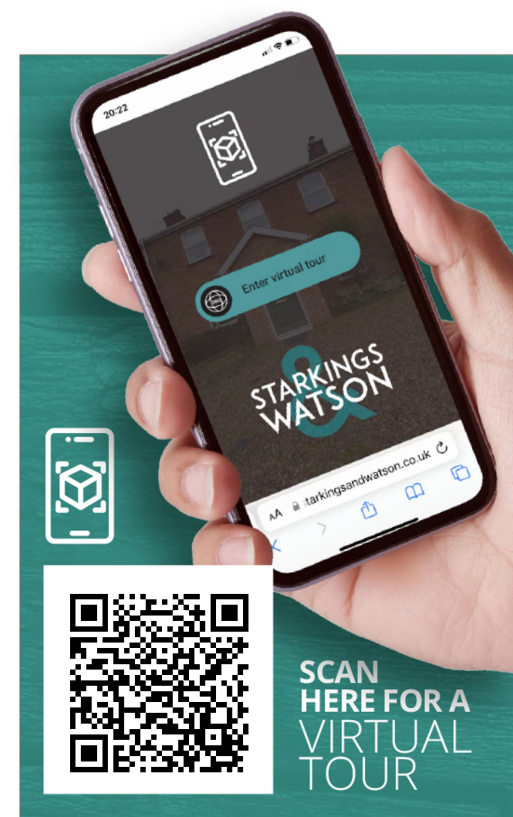
What3Words : ///eager.casually.ooze

VIRTUAL TOUR

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

AGENTS NOTES

Services to the property include a private borehole water supply, alongside a private sewage treatment plant that is shared with the next door neighbours.



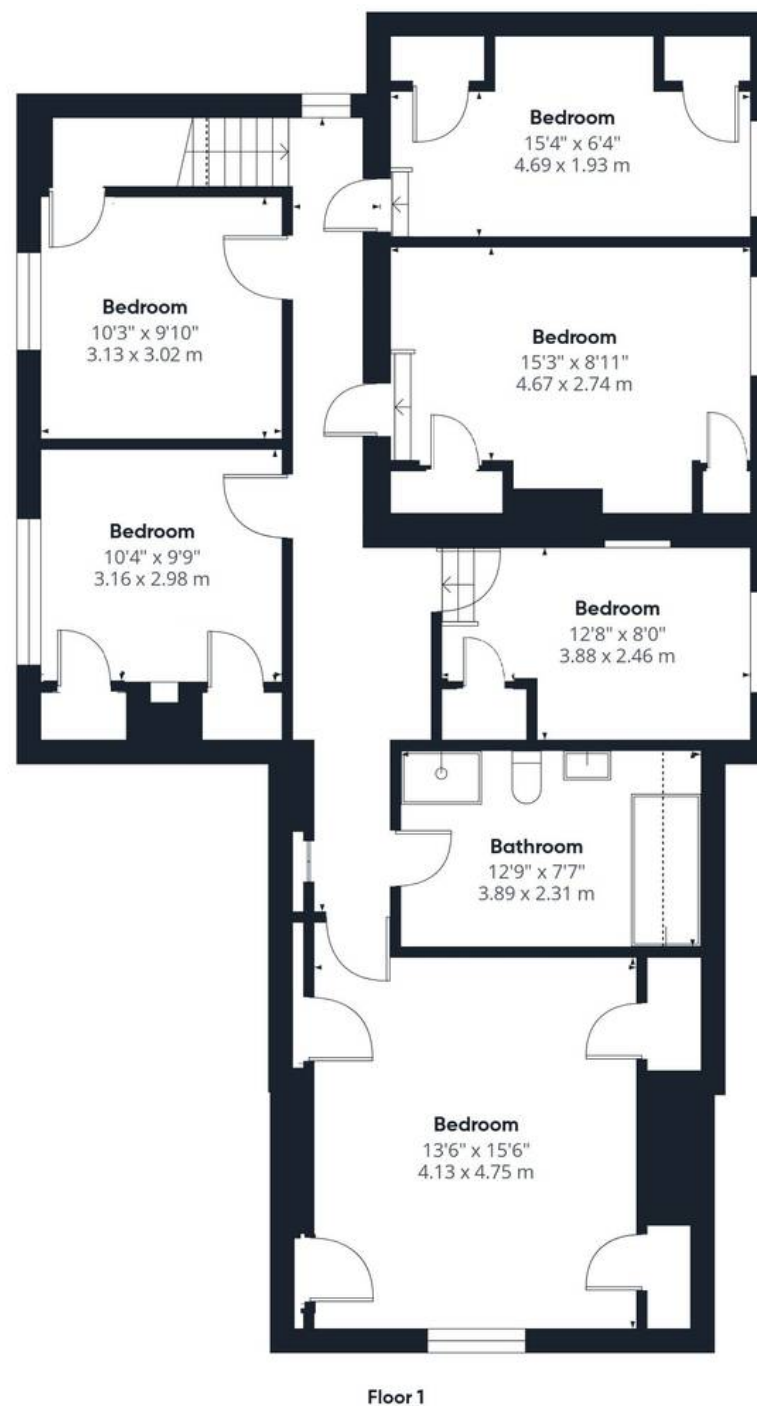
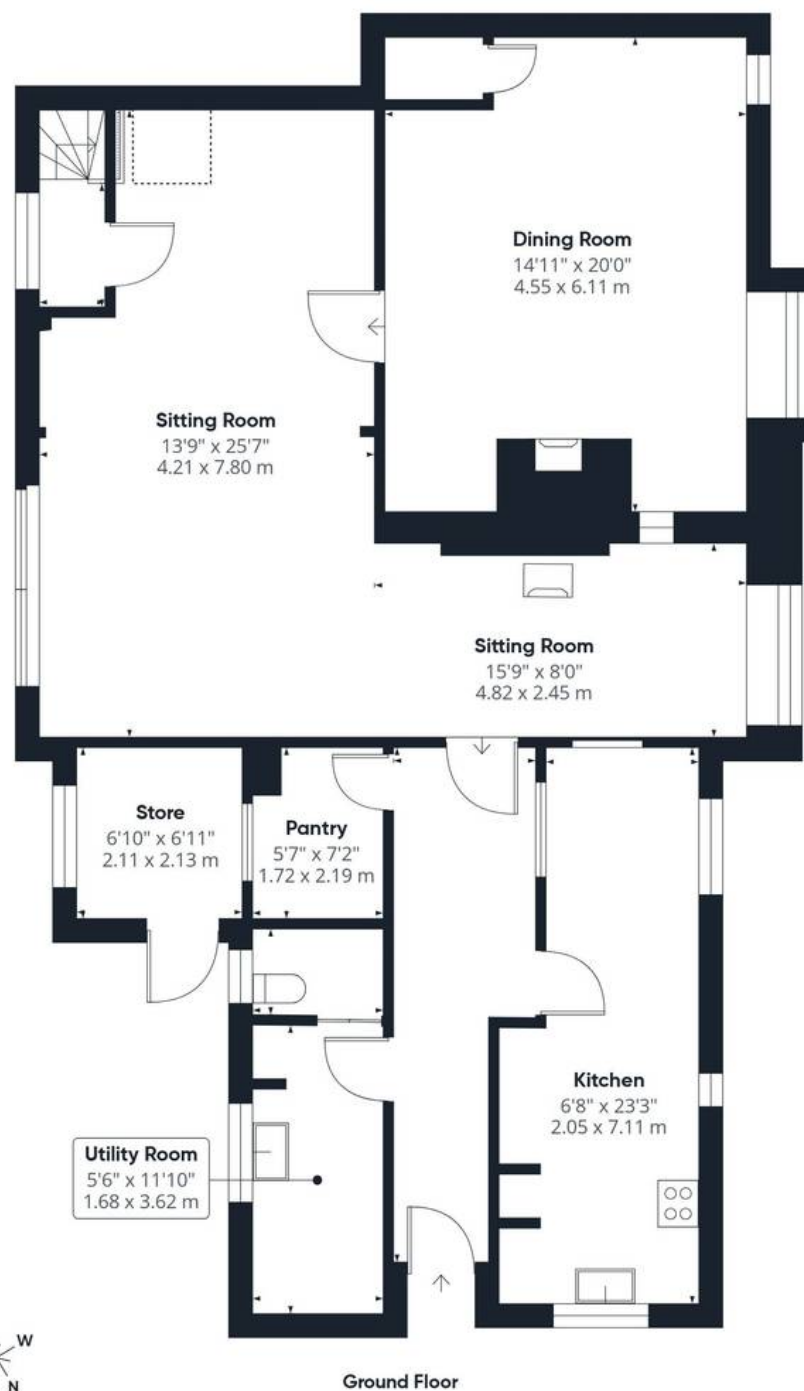




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed by timber panel fencing. An external door provides access to an integral storage room, forming part of the main accommodation, in addition to the substantial detached storage facilities to the front. The garden is predominantly laid to well maintained lawn and complemented by a colourful array of established shrubs, planting and potted plants. A brick weave patio leads directly from the glass doors, providing an ideal area for outdoor seating and entertaining.





Approximate total area⁽¹⁾

2318 ft²

215.2 m²

Reduced headroom

20 ft²

1.9 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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