



Fersfield Road, Kenninghall - NR16 2DP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Fersfield Road

Kenninghall, Norwich

A RARE OPPORTUNITY awaits with this STUNNING CONVERTED BARN offering an IMPRESSIVE 1941 SQ FT OF ACCOMMODATION (stms), thoughtfully arranged to maximise both comfort and versatility. The property welcomes you with a SPACIOUS ENTRANCE HALLWAY leading into an 18' SITTING ROOM, perfect for family gatherings or relaxing evenings. The LARGE FAMILY KITCHEN/DINING ROOM boasts space for a TRADITIONAL AGA, and a characterful BELFAST SINK, making it the heart of the home ideal for entertaining or every-day living. THREE FUNCTIONAL BEDROOMS provide ample space for family or guests, complemented by a STUDY for home working or hobbies. The principal bedroom enjoys direct access to the courtyard and benefits from a RECENTLY MODERNISED EN-SUITE FOUR PIECE BATHROOM, while a separate THREE PIECE SHOWER ROOM serves the remaining bedrooms. Practical features include a REPLACED OIL TANK (2025), ensuring peace of mind and efficiency plus EV charging point. Multiple OUTBUILDINGS offer further flexibility for storage, workshops, or creative pursuits with an attractive seating space ideal for entertaining family and friends late into the warm summer nights. Perfectly positioned within the heart of a POPULAR AND WELL-CONNECTED VILLAGE,

the property is within WALKING DISTANCE TO A RANGE OF LOCAL AMENITIES, blending rural tranquillity with every-day convenience. With a sizeable plot measuring 0.53 ACRES (stms) this home offers much more than a characterful living space but PRIVATE GARDENS, with tree lined walk ways taking you to vegetable gardens, orchards and multiple further out buildings while a GATED DRIVEWAY gives security and privacy also.

Council Tax band: E

Tenure: Freehold

- Converted Barn With 1941 ft of Accommodation (stms) Including Multiple Outbuildings
- Set Upon 0.53 Acres (stms) With Woodland, Orchard, Veg Garden, Private Garden & Sociable Courtyard Seating Area
- Versatile Lay Out Including Three Functional Bedrooms, 18' Sitting Room & Study
- Large Family Kitchen/Dining Room with Built In Appliances And Belfast Sink
- Three Piece Shower Room & Recently Modernised En-Suite Four Piece Bathroom
- Oil Tank Replaced in 2025
- Walking Distance To A Range Of Local Amenities
- Sat Within The Heart Of This Popular & Well Connected Village

The property is situated in the popular village of Kenninghall which is in close proximity to a school, walking distance to day-to-day amenities including shops and post office, take aways and two public houses, playing fields and parkland with child's play areas.



Diss & Attleborough are both nearby towns, providing further schooling, amenities and transport links via mainline train stations.

SETTING THE SCENE

The property can be found set back from the street where a shingle driveway opens to the right-hand side of the property with secure gated access to the further parking spaces within the home. From here, a well-planted and attractively finished courtyard is littered with mature flowering shrubbery. Vibrant plants and shingle bedding, with electric vehicle charging situated within the parking spaces.

THE GRAND TOUR

Stepping in through one of two stable doors, an entrance lobby is the first space to greet you, laid with all original style tile, with space remaining for coat and shoe storage before heading into the remainder of the home. Immediately to your left, a converted space now currently provides a more than generous double bedroom complete with tall vaulted ceilings, recently installed cast iron wood-burning fire with Velux windows allowing this dual-facing room to bask in natural light at any time of the day. From the central hallway, a three piece shower room can also be located towards the front of the home, complete with a modernized shower and low-level radiator. The main functional living space comes in the form of an 18' sitting room, which similarly to the bathroom is laid with hard-wearing engineered bamboo flooring and leaves more than enough space for a potential choice of layout of soft furnishings.

The centre of the home is a sociable and well-lit kitchen dining room. This space, much like most of the home, has undergone a full renovation and restoration by the current owners to create a welcoming and attractive space. Engineered oak flooring and movable worktops create the ideal hub with a mixture of wall and base mounted cabinetry accompanied by an inset Belfast sink, and separate integrated oven, microwave, and Smeg gas hob (calor gas), with space and plumbing remaining for further white goods and appliances, including space for a range.

Hidden beyond this space, a secondary lobby has been conveniently converted into a study suited to those working from home, with secret hidden storage behind the shelving on the walls, currently functioning as a secondary wardrobe. Tucked just behind this is the smaller of the three bedrooms, still an attractively sized room,

being more than capable of hosting a double bed, with window towards the front of the home and internal lobby space. At the very end of the hallway, the principal bedroom has undergone major improvements, notably eco cork insulation for both acoustic and heat benefits, with a second set of stable doors opening directly onto the courtyard garden. This room benefits from a fully modernized four piece ensuite shower room complete with standalone roll-top bath, vanity storage, and soon-to-be-finished corner shower unit.

FIND US

Postcode : NR16 2DP

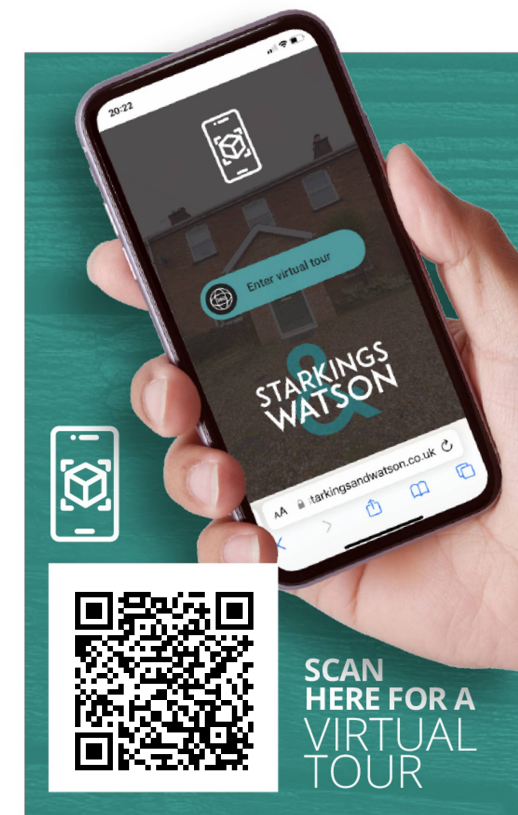
What3Words : ///boost.nutty.whoever

VIRTUAL TOUR

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

AGENTS NOTES

Please note the sewerage is dealt with by a modern treatment plant which sits within the garden of the neighbouring home. For more information, please speak to our team.



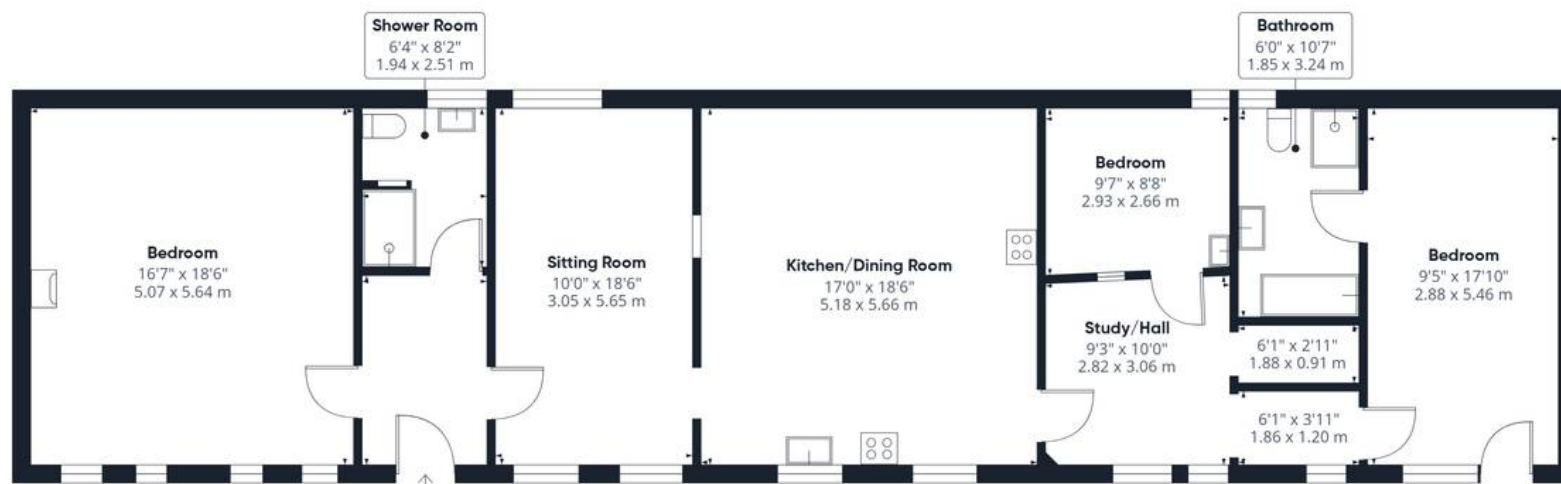




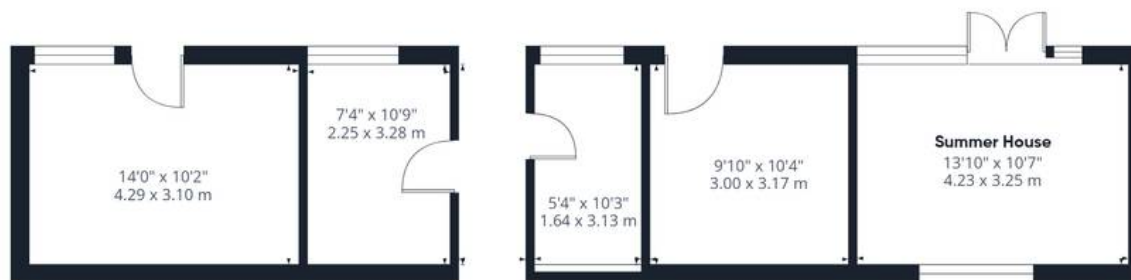
THE GREAT OUTDOORS

Two gardens are included with this property. The beautiful courtyard can be access via either the main bedroom or the reception. This area has an abundance of Bee friendly planting with room for outside garden furniture to enjoy the natural surroundings. The external garden room can also be reached from here with space for entertaining. With room for multiple parking beside the barn, further gardens can be found along the track where you will find a woodland orchard, raised vegetable beds and polytunnels for those who wish to be self sufficient. The garden shed has 2 separate insulated compartments and can be used for storage or a veg store.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1941 ft²

180.2 m²

(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.

GIRAFFE360



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