



Bungay Road, Thwaite - NR35 2EE

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HYBRID ESTATE AGENTS



Bungay Road

Thwaite, Bungay

Nestled within a highly SOUGHT AFTER rural village position, this EXCEPTIONAL BARN CONVERSION is as a rare find still offering period features with a real sense of space and modernity. Offering a STUNNING and WELL KEPT plot approaching 0.5 ACRES (stms), this home boasts internal accommodation extending to over 2360 sqft in total (stms) including the ANNEXE and GARAGE, allowing for a luxurious and comfortable lifestyle. The SELF CONTAINED ONE BEDROOM OPEN PLAN annexe accommodation adds versatility allowing for multigenerational living while the flexible layout of the barn, comprising TWO IMPRESSIVE RECEPTIONS, and a spacious kitchen/dining room, caters to modern living needs. There is a separate utility, entrance lobby, shower room and ground floor bedroom completing the ground floor. On the first floor there are THREE FURTHER BEDROOMS and TWO BATHROOMS. Additional highlights include garaging, AMPLE DRIVEWAY PARKING, and a serene ambience that envelops the entire property.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D Main House/ D Annexe

- Detached Period Barn Conversion
- Stunning Rural Plot Of Almost 0.45 Acres (stms)
- Internal Accommodation Over 2360 SQFT In Total (stms)
- Self Contained One Bedroom Annexe Accommodation
- Flexible Layout With Two Large Receptions & Kitchen/Dining Room
- Four Bedrooms Over Two Floors & Three Bathrooms
- Garaging & Ample Driveway Parking
- Sought After Rural Position

Thwaite St Mary is a sought after semi-rural village between Bungay and Norwich. Various local amenities exist within the surrounding villages, including a village shop, café, churches, village hall, public house & primary school within a short drive. The closest town being Bungay which is only approx 4 miles away which offers a good range of independent shops and foodie destinations as well as everyday amenities including a variety of shops, leisure centre, schools and restaurants.



Diss train station is approximately 18 miles away offering regular service for London Liverpool Street with the city of Norwich found approximately 10 miles to the north. Thwaite St Mary is the ideal location for those needing good access to Norwich, Bungay and Diss, but seeking a rural position and small community.

SETTING THE SCENE

Approached via Bungay Road you will find a double gated access onto the block paved driveway providing ample parking off road for multiple vehicles. Off the driveway there is access to the garage with the annexe attached providing a self contained entrance. There is also a pathway from the driveway to the main residence with the main doors to the front of the barn and another door to the side taking you into the entrance lobby. There are also pleasant and mature front lawned gardens.

THE GRAND TOUR

Entering the barn via the door to the side you will find a main entrance lobby providing an excellent space for coats and shoes. This in turn leads through to the utility room and the ground floor shower room with w/c and wash basin. The utility provides a range of units, a second sink, worktops, space and plumbing for washing machine and tumble dryer and the oil fired boiler. The entrance lobby provides an access to the rear garden as well as the front with a door into the dining room as well as a door into the kitchen/dining room. The kitchen is a traditional space with timber beams and plenty of character. You will find plenty of wall and base level storage with wooden worktops as well as central island breakfast bar. The kitchen offers space for a double range style oven, fridge/freezer and dishwasher as well as doors leading out to the garden beyond. Double internal door lead into the main dining room with a full height ceiling providing plenty of natural light and a sense of grandeur with exposed timber beams.

There is also a brick built fireplace housing a woodburner as well as doors out to the front garden and stairs to the first floor. Beyond the dining room is the sitting room, a cosy room with exposed brickwork and timber beams as well as inset woodburner with tiled hearth. A door off the sitting room leads to the ground floor bedroom or possible reception room depending on preference with doors out to the garden.

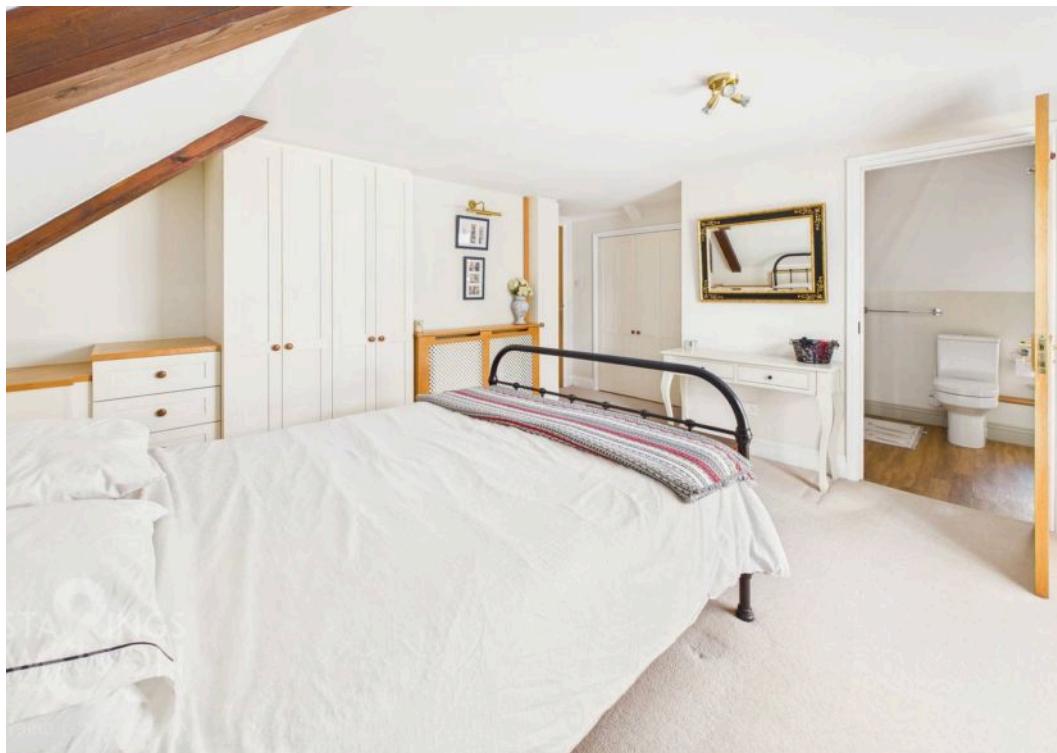
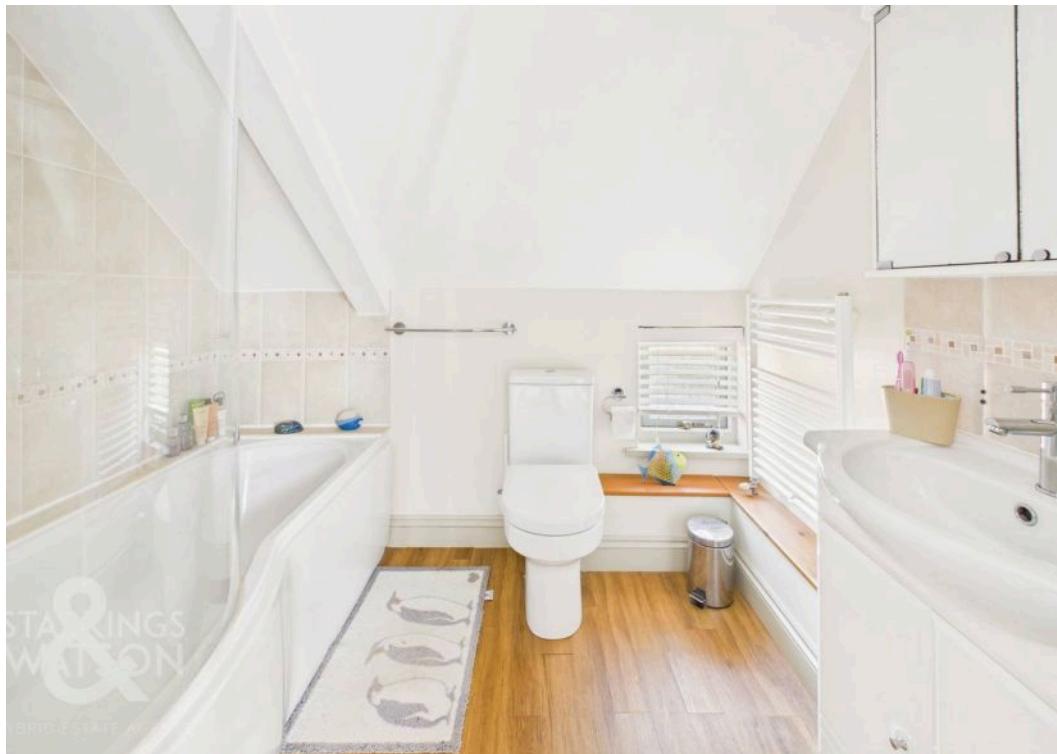
Heading up to the first floor there is a wonderful galleried landing with access to the three bedrooms and two bathrooms. To the left is the main bedroom with plenty of built in storage, fitted shutters and an en-suite bathroom with bath and shower over as well as w/c and hand wash basin. To the other end of the landing there are two further bedrooms and the main family bathroom with a bath, shower over and w/c and hand wash basin.

Externally you will find the self contained annexe which is open plan. The room has been cleverly sectioned into sitting, bedroom and kitchen areas with a separate shower room. The kitchen provides a run of units with worktops over as well as space for a dining table. There is ample space for a double bed and wardrobe as well as for a sofa. The shower room provides a w/c, shower and hand wash basin.

AGENTS NOTES

Buyers are advised there are mains services connected to include water and electricity. Heating is provided by oil with private drainage.







THE GREAT OUTDOORS

The stunning gardens provide ample space for families and for gardening enthusiasts. At the rear of the barn we find a sunken patio which leads from both the rear entrance and the patio doors that lead from the kitchen. This impressive space is framed with a low wall providing raised garden beds and continues to the side of the barn where we find a private walled courtyard that leads off the guest bedroom. Steps lead up to the main section of garden which is laid to lawn with a variety of planted trees and shrubs, an area of vegetable garden is set to the rear boundary as well as a large summer house and greenhouse. The garden enjoys open field views to the rear and side as well as a south/south-westerly aspect catching the sun throughout the day.

FIND US

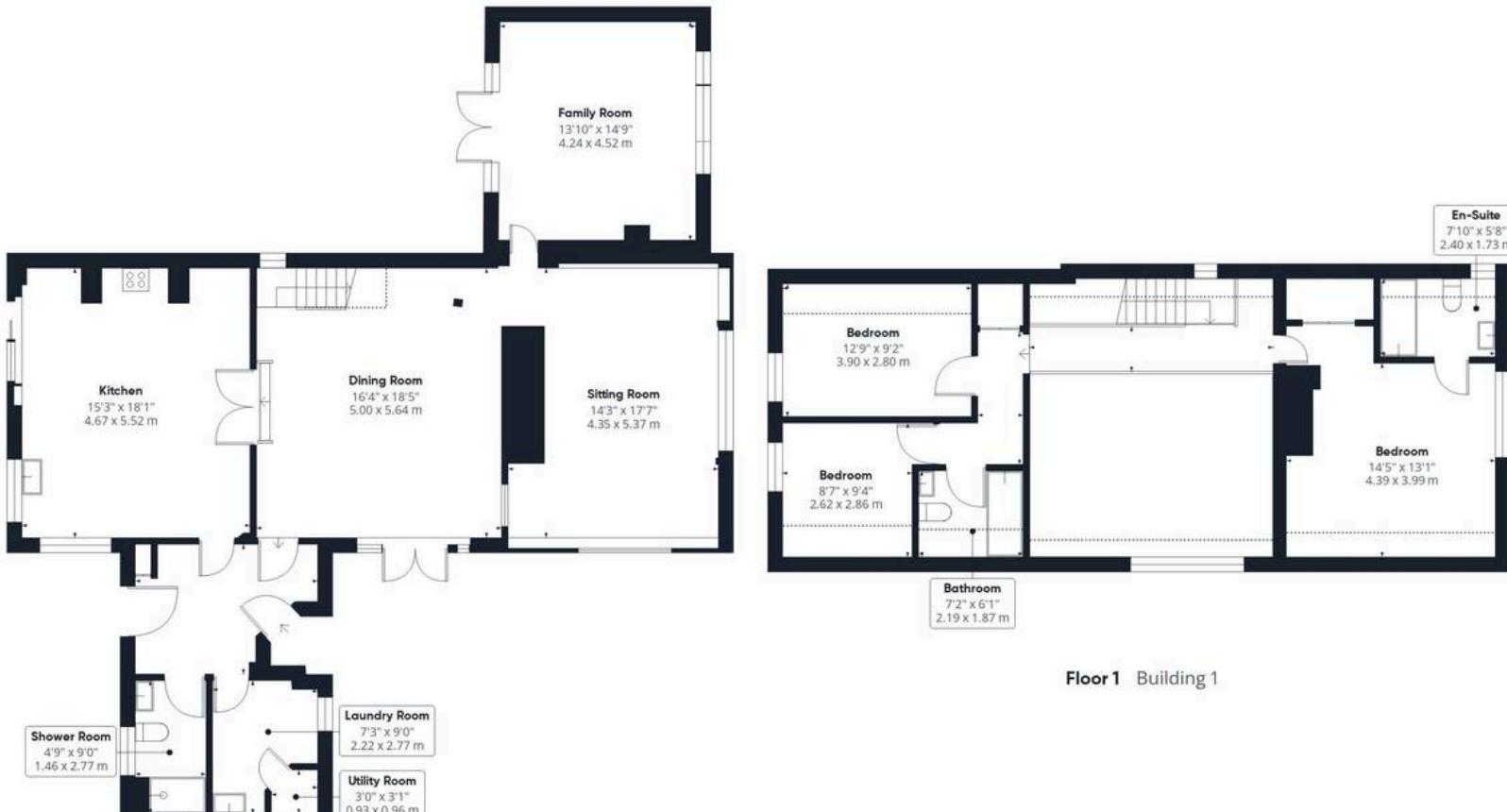
Postcode : NR35 2EE

What3Words : //pizza.headlines.stands

VIRTUAL TOUR

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





Ground Floor Building 1



Ground Floor Building 2

Ground Floor Building 3

(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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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