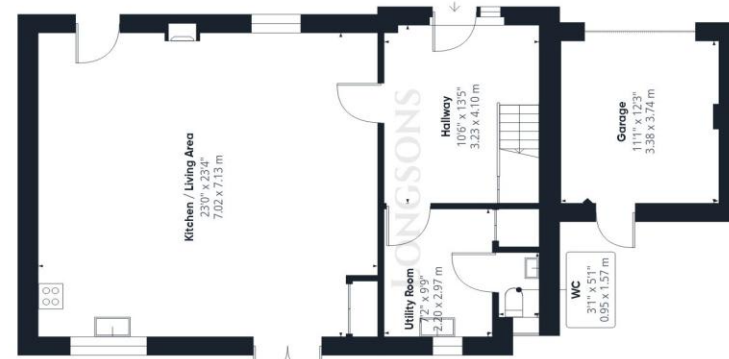


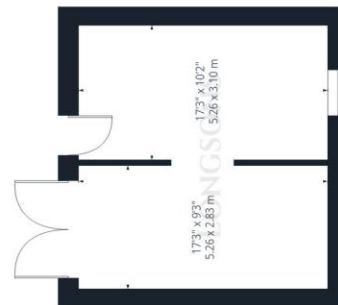
Floor 1



Floor 1



Floor 0



Floor 0



Floor 0



Main Road, Little Fransham, Dereham, NR19 2JW

Enjoying far reaching countryside views to the rear, this incredible substantial barn conversion has so much to offer including a separate two bedroom annexe, state of the art heating and electric systems, underfloor heating with luxurious accommodation throughout and so much more.....

Price £1,250,000 Freehold





Situated with far reaching countryside views to rear in the Norfolk village of Little Fransham, Longsons are delighted to bring to the market this incredible barn conversion. This substantial property conversion was completed approximately 2022 to the highest of specifications throughout. This absolutely fabulous property offers luxurious accommodation throughout and versatile living with an additional separate modern two bedroom annexe, built from the ground up and also completed approximately 2022. The main property offers low cost living with state of the art heating and electric systems, PV solar panels with 10Kw of battery storage, underfloor heating throughout, oak doors, fresh air system, 30 Kw log burner with modern back boiler topping up hot water and heating, two electric EV car charging points, four bedrooms, playroom/cinema room, office, large workshop, gardens and so much more.

The luxurious self-contained detached annexe operates on its own oil-fired central heating and offers open-plan living to the ground floor with utility room, cloakroom and two bedrooms to the first floor. Externally the annexe has a garage/store with electric roller door to front.

Briefly, the main property offers entrance hall, open plan living area, bootroom/utility, cloakroom with WC, four bedrooms, Jack and Jill en-suite to bedrooms one and three, second en-suite to bedroom two, bathroom, playroom/cinema room, study, detached self-contained two bedroom annexe, workshop, gardens with outdoor kitchen, air source heating to main property, oil-fired central heating to annexe.

LITTLE FRANSHAM
The village of Little Fransham is within easy driving distance of the charming market towns of

Swaffham and Dereham. Additionally, Swaffham and Dereham, just a 10-minute drive away, offer excellent shopping facilities, vibrant bars, and restaurants, with the added convenience of a Waitrose supermarket in Swaffham. The neighbouring village of Necton features a doctor's surgery and a primary school, shops, post office and petrol station. For those seeking a touch of city life, the county capital of Norwich, a mere 30-minute drive to the east, showcases its historic buildings, top-notch shopping venues, numerous bars and restaurants, covered shopping malls, daily market, and delightful theatres. Norwich approx. 28 miles, Dereham approx. 6 miles, Swaffham approx. 6 miles.





MAIN PROPERTY

Entrance Hall

18'3" (5.56m) x 15'4" (4.67m)

Impressive hallway with double oak staircase leading to galleried landing, porcelain tiles to floor, oak entrance door to front.

Living Space

38'3" (11.66m) x 22'5" (6.83m)

High vaulted ceiling with floor to ceiling windows, fitted units to kitchen area with quartz work surface over, island unit with double butler style sink units, integrated appliances to include two electric ovens, two microwave combi ovens, induction hob with extractor hood over, dishwasher, fridge/freezer, additional under counter fridge, large brickwork fireplace with inset 30kw log burning stove with back boiler providing additional heat for hot water and heating, large walk-in storage cupboard, porcelain tiles to floor.

Bootroom/Utility

11'5" (3.48m) x 8'9" (2.67m)

Fitted storage cupboards, fitted kitchen units with oak work surface over, space and plumbing for washing machine,

enamel sink unit with mixer tap, double glazed entrance door opening to rear garden.

Boiler Room

10'6" (3.2m) x 6'6" (1.98m)

Housing hot water cylinders, PV solar storage batteries and heating systems.

Cloakroom

Hand washbasin set within fitted cabinet, WC, double glazed obscure glass window to rear.

Playroom/Cinema

Room/Bedroom 5

12'5" (3.78m) x 11'5" (3.48m)

Previously used as a cinema room, concealed cabling etc for surround sound system still in place for easy restoration to cinema room if required, currently used as playroom, double glazed windows to side and window to front, raised seating area.

Bedroom Two

18'11" (5.77m) x 11'6" (3.51m)

Ground floor, double glazed window to side and rear, door to en-suite shower room.

En-Suite Shower Room

8'0" (2.44m) x 6'5" (1.96m)

Large walk-in shower cubicle, circular hand washbasin set within fitted cabinet, WC, obscure glass double glazed window to rear.

Study

12'5" (3.78m) x 6'9" (2.06m)

Double glazed window to front.

Stairs and Gallery Landing

Oak double staircase, gallery landing providing seating area, two built-in storage cupboards.

Bedroom One

18'8" (5.69m) x 15'11" (4.85m)

Double glazed French doors opening to Juliet balcony enjoying far reaching countryside views, walk-in wardrobe, door to en-suite shower room.

En-Suite Shower Room

12'6" (3.81m) x 7'9" (2.36m)

Jack and Jill doors to bedroom one and bedroom three, four piece suite comprising standalone oval double ended bath with freestanding water outlet and separate hand shower attachment, twin circular sink units both situated within fitted unit and wall mounted water water outlets and





controls, walk-in double shower area with two rainfall shower heads over and wall mounted water controls, double glazed window to rear.

Bedroom Three
16'6" (5.03m) x 10'11" (3.33m)

Double glazed window to rear, fitted wardrobe and storage units.

Bedroom Four
14'6" (4.42m) x 9'10" (3m)

Fitted wardrobes, double glazed windows to front, built-in storage cupboard.

Bathroom
11'4" (3.45m) x 5'11" (1.8m)

Four piece suite comprising deep standalone bath with freestanding water outlet and hand shower attachment, walk-in large shower cubicle with rainfall shower head over and separate hand shower attachment, circular hand washbasin set within fitted cabinet, WC, electric towel radiator, obscured glass double glazed window to side.

Outside

Approached via a long driveway, the property frontage offers plenty of off-road parking for numerous vehicles with parking area laid to shingle, shrubs

and plants to borders, paved patio seating area, garden laid to lawn, large wooden workshop with electric power and lights.

Rear Garden (Main Barn)

Low maintenance rear garden laid to artificial grass, covered outside kitchen with pitched roof, brickwork walls, work surface with integrated gas barbecue, electric lights and power, paved patio seating area, vegetable growing area with raised beds, garden enjoying far reaching countryside views backing onto open farmland, external electric power sockets, play area laid to recycled rubber.

SEPARATE ANNEXE

Entrance Hall

13'5" (4.09m) x 10'6" (3.2m)
Stairs to first floor, understairs storage cupboard, entrance door to front, radiator.

Open Plan Living Area
23'4" (7.11m) x 23'0" (7.01m)

Fitted kitchen units to wall and floor, oak work surface over, large island unit with breakfast bar, integrated appliances to include two electric

ovens, two combi microwave ovens, dishwasher, fridge/freezer, additional under counter fridge, enamel double bowl butler style sink unit, electric replica log burning stove, feature brickwork wall to front, double glazed French doors opening to rear, double glazed windows to front and rear, built-in storage cupboard, two radiators.

Utility Room
9'9" (2.97m) x 7'2" (2.18m)

Floor mounted fitted kitchen units, oak work surface over, stainless steel sink unit with mixer tap and drainer, built-in storage cupboard, space and plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator.

Cloakroom
5'1" (1.55m) x 3'1" (0.94m)

Hand washbasin, WC, obscure glass double glazed window to rear.

Stairs and Landing
10'2" (3.1m) x 3'9" (1.14m)

Fitted wardrobes and storage.

Study Area
9'11" (3.02m) x 6'8" (2.03m)

Double glazed Velux roof windows, radiator.

Bedroom One
17'3" (5.26m) x 10'6" (3.2m)

Fitted wardrobes, double glazed roof windows, two radiators.

En-Suite Toilet
Hand washbasin, WC, towel radiator.

Bedroom Two
10'3" (3.12m) x 6'10" (2.08m)

Double glazed Velux window, radiator.

Bathroom
10'7" (3.23m) x 6'8" (2.03m)

Suite comprising bath with rainfall shower head over, separate hand shower attachment and shower screen, washbasin set within cabinet, WC, towel radiator, double glazed Velux roof window.

Annex Garden

Rear garden backing onto farmland enjoying far reaching countryside views, paved patio seating area, seating area laid to shingle, further area laid to artificial grass, outside tap, outside lighting.

Garage
12'3" (3.73m) x 11'1" (3.38m)

Agent's Note

EPC rating C 73 (Full copy available on request)

Council tax band G, separate annexe tax band B (Own enquiries should be made via Breckland District Council).

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Four Bedroom Barn Conversion
- Separate Self-Contained Two Bedroom Annexe
- Situated with Far Reaching Countryside Views

- Energy Efficiency Rating C 73
- Gardens with Outdoor Kitchen, perfect for entertaining
- Open Plan Living Area
- Large Workshop and Garage
- Plenty of Off-road Parking
- State of the Art Heating and Electric Systems
- Playroom/Cinema Room

