

# SOWERBYS

Norfolk Property Specialists



## Tithe Barn

Taverham Road, Taverham, Norfolk, NR8 6SY

Guide Price £995,000



Viewing by appointment with our  
Norwich Office 01603 761441 or [norwich@sowerbys.com](mailto:norwich@sowerbys.com)





## TITHE BARN

Tithe Barn is a stunning conversion offering plenty of character, space and extremely versatile accommodation combined with fine views over the Wensum Valley. The accommodation is set over two floors and comprises an impressive vaulted reception hall with a stunning oak and glass staircase, central brick fireplace with a double sided wood burner and some fine exposed brickwork. The reception hall opens through to the dining area with bi-fold doors leading to the raised south facing terrace. To the other side of the central fireplace there is a cosy sitting room and a well-appointed study. The truly impressive bespoke fitted kitchen breakfast room provides an abundance of fitted units, a fabulous island unit and a bright and airy breakfast room with double doors leading on to the south facing terrace. From the kitchen there is an excellent laundry and utility room with access to both the front and rear of the property. There is also a cloakroom. From the sitting room a corridor leads you to a modern family bathroom, three excellent en-suite bedrooms, one with a mezzanine floor. In addition, there is a versatile studio bedroom/sitting room with a kitchen, wood burner and en-suite. This room also has external access. From the oak and glass staircase, there is a vaulted landing with fine views, a second vaulted sitting room with a brick fireplace and a wood burning stove. The principal vaulted bedroom is flooded with natural light, fitted wardrobes and a modern fitted en-suite.

Outside there is a detached double garage, open cart lodge and an additional parking space. The garden is well landscaped and to the north side there is a lawn and paved pathway serving access to the front door. To the south, there is a brick and flint wall with a five bar gate leading to the garden that has been extremely well landscaped and presents a low maintenance garden including a fine backdrop of the neighbouring church, lawn and three raised glass balustrade terraces, offering fine views over the Wensum Valley.



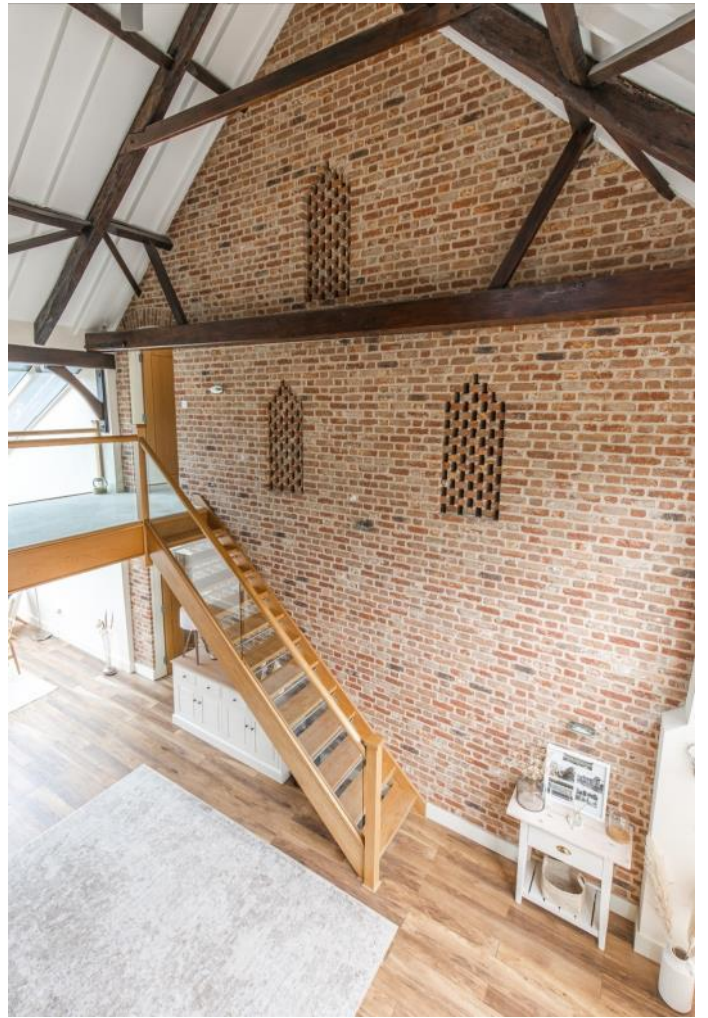


## KEY FEATURES

- Spacious and Characterful Barn Conversion
- Impressive Bespoke Fitted Kitchen and Excellent Separate Laundry/Utility Room
- Large Vaulted Reception/Dining Hall
- Well Appointed Study
- Versatile Studio/Annexe Including Kitchen, Bedroom/Sitting Room, En-Suite Bathroom and External Access
- Four Further En-Suite Bedrooms Including Generous Principal Suite
- Landscaped Low Maintenance Garden with Raised South Facing Terrace
- Wonderful Views over Wensum Valley
- Double Garage, Cart Lodge and Addition Parking Space



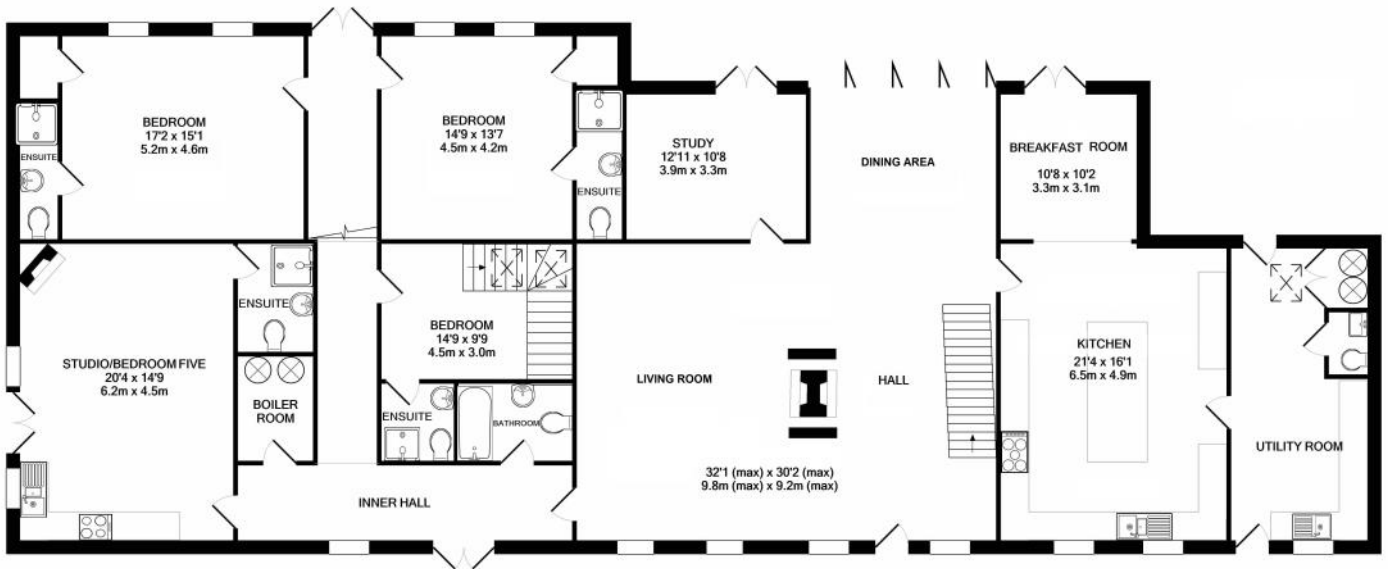




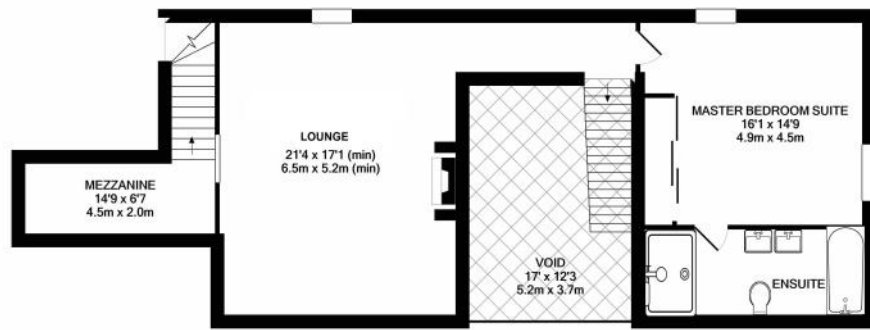




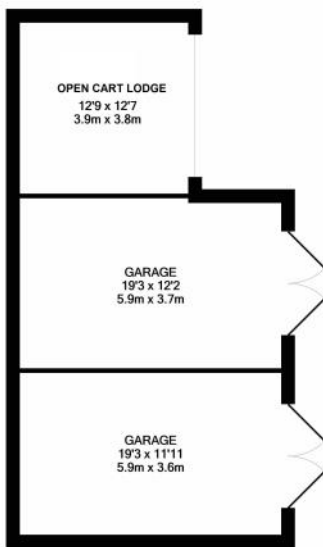




GROUND FLOOR  
APPROX. FLOOR  
AREA 3056 SQ.FT.  
(283.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 882 SQ.FT.  
(81.9 SQ.M.)



OUTBUILDINGS  
APPROX. FLOOR  
AREA 625 SQ.FT.  
(58.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 4563 SQ.FT. (423.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## TAVERHAM

Taverham has an excellent selection of amenities including local shopping, a Tesco supermarket, doctor's surgery, various playgroups and nurseries in addition to two highly regarded Schools. There is a local public house, golf course and country club as well one of Norfolk's largest garden centres, the Taverham Nursery & Country Shopping Centre. With regular bus services which run through Taverham, Thorpe Marriott and Drayton into and out of Norwich city centre and access onto the main A47 road with arterial links onto the A11. Only a few miles away and set in the heart of East Anglia, the cathedral city of Norwich has everything you would desire of a vibrant regional capital. You will find a modern cultural city with beautiful heritage, vibrant nightlife, sophisticated shopping and mouth-watering restaurants. There are also a number of sought after schools and colleges. The Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport.

## SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

D. Ref- 0054-2818-7843-9293-4755

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Norwich Office:  
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**01603 761441 • [norwich@sowerbys.com](mailto:norwich@sowerbys.com)**



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