



THE STORY OF

# Ramblers Rest

*Barnham Broom, Norfolk*

SOWERBYS



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# Ramblers Rest

64 Norwich Road, Barnham Broom,  
NR9 4BU

Non-Estate, Detached Family Home

Impressive Accommodation  
Extending to 2,169 Sq. Ft.

Enjoying a Village Lifestyle with  
Open Fields to the Rear Aspect

Plot Extends to 0.25 Acres (STMS), fitted with  
a 30Ft External, Heated Swimming Pool

Versatile Accommodation, Including  
a 31Ft Open-Plan Living Space

Four Bedrooms, En-Suite and  
Downstairs Shower Room

Biomass Central Heating and Solar Panels

No Onward Chain

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“We love how close we are to the city, but we can still see hundreds of stars at night.”

Located in Barnham Broom, a semi-rural Norfolk village renowned for its country Spa and Golf club, this substantial home enjoys all the village qualities with the added benefit of having direct access into the city centre. Approached from Norwich Road with an impressive carriageway driveway, the property is conveniently located near the popular Primary School and sits on a generous quarter of an acre plot (STMS) with an external heated swimming pool and open fields to the rear aspect.

Throughout the vendors ownership, they have undertaken a series of renovations

and alterations, including creating a fabulous 31ft open-plan living area, which provides an extremely sociable space, leading out onto the garden.

The flexible and versatile accommodation expands across two floors and extends to 2,169 sq. ft. Entering the home into a bright and airy hallway, which runs the full length of the two-storey accommodation, there has been a study area created, ideal for working from home. Alternatively, due to the properties versatility, there are many other options that could also offer the perfect work environment.





The good size sitting room enjoys an open fire, a large window to the front aspect and leads into both the 24ft conservatory and the open-plan living area. The conservatory overlooks the garden, offering a multi-functional space for the whole family to enjoy, but also offers the scope to develop the property further by pushing out an extension and creating more living space, subject to the relevant permissions.



The open-plan living area incorporates a kitchen/dining room, which overlooks the garden, and a library/music area. The country style kitchen includes solid base units, complemented by a range electric oven and a free-standing island. The owners have also included a snug space to socialise and entertain whilst cooking dinner.

“We love the open-plan living space and how it connects us to the garden.”

The remainder of the ground floor includes a utility, shower room and separate cloakroom. Furthermore, one of the four bedrooms resides on the ground floor with a ready-made dressing room, which could later serve as an en-suite.



The first floor houses three bedrooms, including the principal suite, which is fitted with an en-suite and also benefits from two different areas, ideal for a nursery or study. The final two bedrooms are both doubles, which look out to the rear and side aspect.

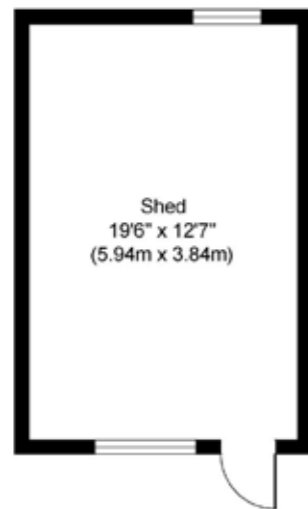




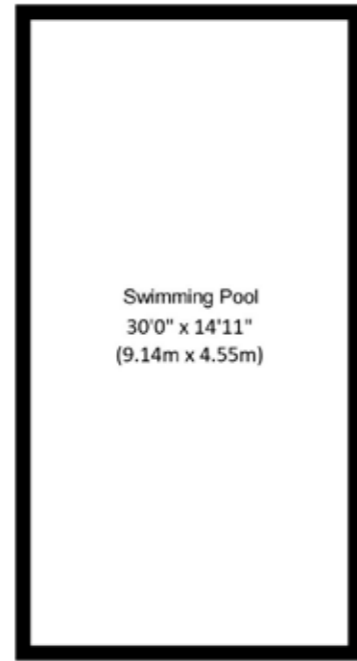
The outside space to the front benefits from a generous carriageway driveway, providing ample off road parking, including space for larger vehicles such as caravans or work vans. A pedestrian gate leads through to the rear garden, which caters for the whole family. The first part to the garden includes patio and a children's play area, along with a homemade swing. A picket fence separates this from the rear half of the garden, which houses a 30ft outdoor heated swimming pool, fuelled via an air source heat pump. Furthermore, there is a fire pit with additional seating, a shed, and a workshop, which benefits from a concrete base, full lighting and electrical sockets.

“We sit around the fire and watch the sun as it sets over the fields.”

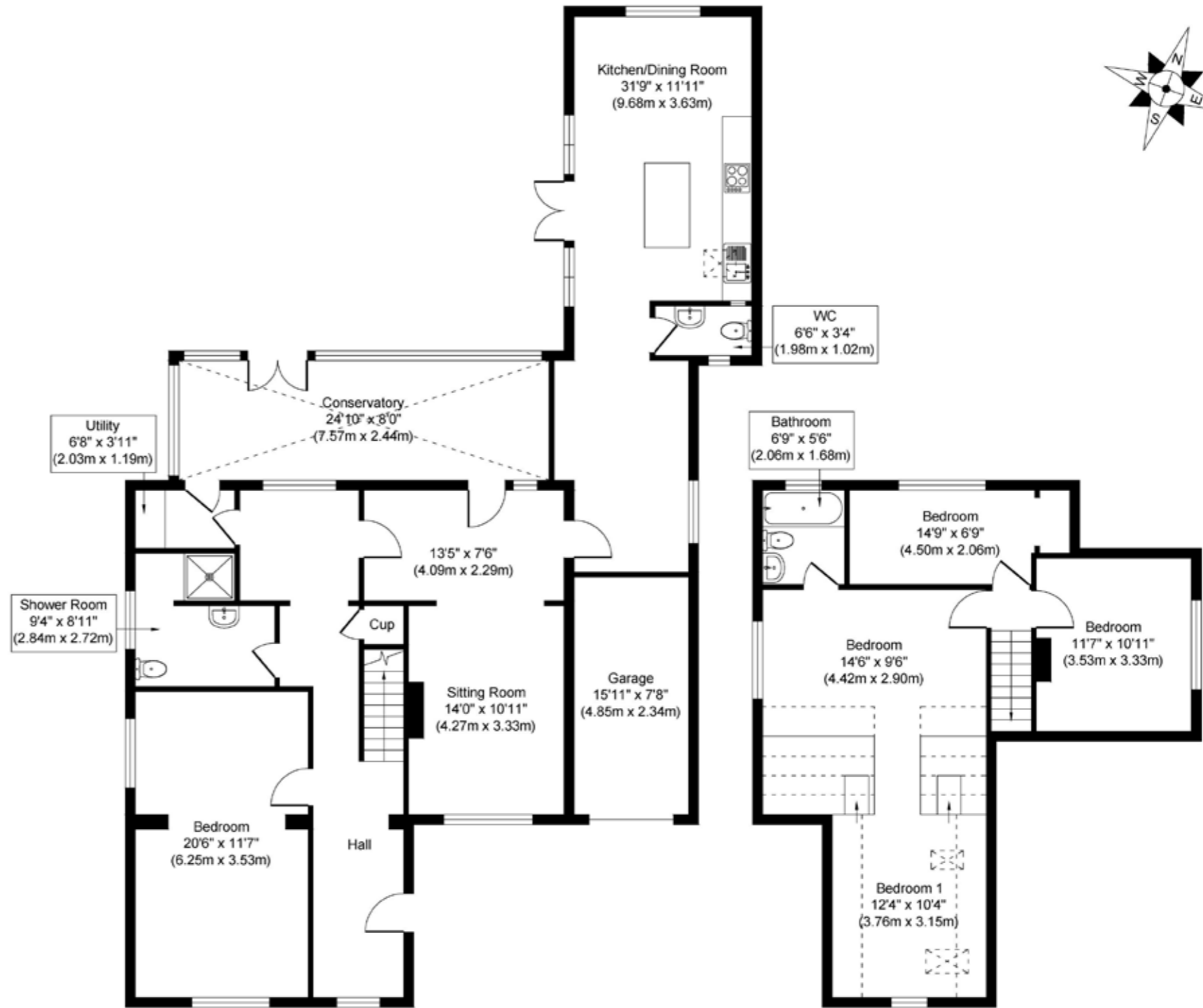




**Outbuilding**  
Approximate Floor Area  
245 sq. ft  
(22.76 sq. m)



**Outbuilding**  
Approximate Floor Area  
593 sq. ft  
(55.09 sq. m)



**Ground Floor**  
Approximate Floor Area  
1531 sq. ft  
(142.23 sq. m)

**First Floor**  
Approximate Floor Area  
638 sq. ft  
(56.27 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



# Barnham Broom

IN NORFOLK  
IS THE PLACE TO CALL HOME



Conveniently located for easy access to the A11 and A47, the village of Barnham Broom offers plenty

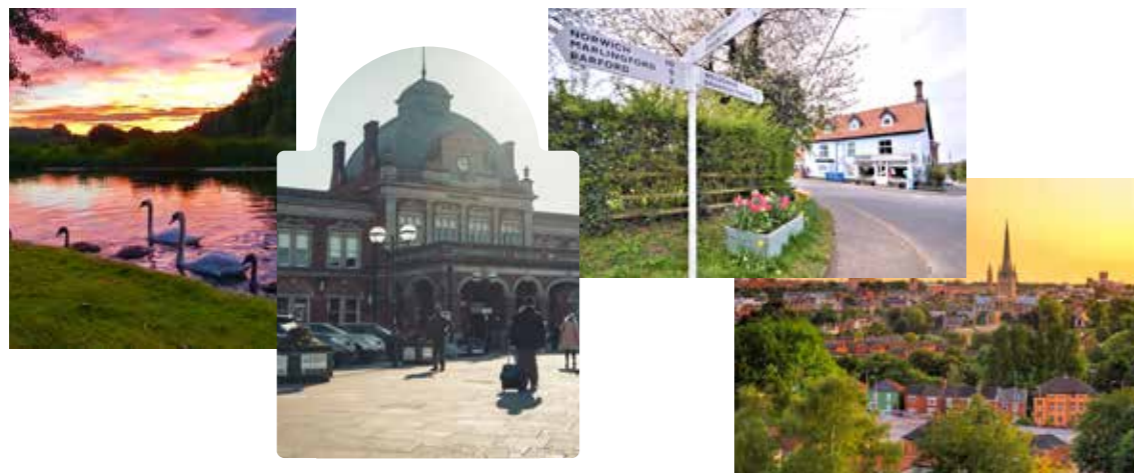
of local amenities including a Post Office, local shops, a pub, primary school and the Barnham Broom Hotel Golf and Country Club. A couple of wonderful places to visit here are the Painted Barn Café, located on the edge of the village, and the Goatshed Farm Shop and Café, which is near to Barnham Broom Hotel. Four miles northwest you'll find the popular market town of Wymondham, which offers excellent schools, and 9 miles southwest is the ancient city of Norwich.

Home to writers, radicals and fiercely independent spirits for over a thousand years, today Norwich continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that

continues to inspire people with its unspoilt landscapes, open spaces and big skies. Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



The garden at Ramblers Rest

“It has been a great place for hosting summer parties and entertaining our friends and family. We get incredible sunlight in both the mornings and evenings.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Solar panels, which provide a lot of the property's electricity and assist in heating the swimming pool, and Biomass central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 8901-4178-3629-4796-0553

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.

## TENURE

Freehold.



# SOWERBYS



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