



Swanns Barn
10 Banningham Road | Tuttington | Norfolk | NR11 6TG

THINGS ARE LOOKING UP



“In a beautiful position with countryside views, plus wonderfully generous garden surrounds, you’ll find this attractive thatched barn conversion with chocolate box good looks that invite you in. Soaring ceilings and solid oak beams contribute to the period character that abounds, while the sense of space is hard to beat – the perfect setting for your new life to begin!”



KEY FEATURES

- A stunning Grade II Listed, Thatched Barn situated in the Rural village of Tuttington
- Five Bedrooms; Three En-Suites and Family Bathroom
- The Principal Bedroom Suite has a Mezzanine Level
- Kitchen with Separate Breakfast Room and Utility Room
- Open Plan Library/Dining Room; Sitting Room and Study plus First Floor Snug
- Character includes Exposed Beams and Fireplaces
- Double Garage and Plenty of Parking
- The Grounds extend to 0.83 of an acre and include a Fish Pond, Vegetable Garden and Fruit Trees
- The Accommodation extends to 3,879sq.ft
- No EPC Required

A Grade II listed barn that's been carefully and lovingly converted, offering an abundance of space and masses of character too. Ideal for any family or for a couple who love to fill their home with guests, it's warm, welcoming and light. The gardens wrap around three sides, with fields beyond to the side and to the rear. It feels rural and open but you're surprisingly close to the pretty and desirable market town of Aylsham and to the North Norfolk coast, within easy reach of Norwich – making this an excellent proposition all round!

A Great Use Of Space

This barn stands out from the crowd thanks to the skilful way in which it's been converted. Dating back to the 18th century and Grade II listed, the thatched exterior is incredibly charming and inside the barn more than lives up to expectations. The original timbers are the stars of the show, with a sense of openness to the interior and some wonderful full height spaces, but the conversion also allows plenty of light to flood in. It's well balanced and very attractive throughout.

A Real Character

The owners have made the most of the space during their time here, entertaining family and friends regularly. The ground floor sitting room, with its beamed ceiling is a lovely cosy room in which to relax. Double doors onto the garden fill the room with light. There's a useful study off the central part of the barn and the far wing contains four double bedrooms, two of which have an en-suite, with the other two sharing the family bathroom. But while these are all impressive and appealing rooms in their own right, the wow factor here comes in the form of a stunning central reception area, open to the full height of the





KEY FEATURES

barn and showcasing those spectacular timbers. Many open plan barns are difficult spaces to use, but this one divides very clearly and the owners have a central dining area and additional seating area to one side. What a wonderful room for parties and big family dinners! The owners have a 15 foot Christmas tree in here each year and you have to climb the stairs to dress the top of it! And of course, the other wing houses a lovely farmhouse style kitchen, open to a breakfast room. Both are single storey with vaulted ceilings, again capturing the heart and character of the building, and the breakfast room also has two sets of doors out onto a patio to enjoy in the summer, as well as a gas fire to keep it cosy in winter.

Rising To Each Occasion

There's more to enjoy on the first floor, with a beautiful master suite with mezzanine dressing area. Again, the master has those beautiful high ceilings and oak timbers, and it benefits from a private shower room too. On the other side of the first floor you'll find an additional reception room that adds great flexibility - this would be great for teens or as a playroom, allowing you to keep the main sitting room as an adults only space, or vice versa. Whatever your accommodation needs, you're spoilt for choice here!

Impressive Surroundings

The garden divides into several areas, with a sheltered courtyard and hot tub, sunny patio and extensive lawn. The owners have created several different seating and dining areas across the grounds that extend to 0.83 of an acre. There's also a vegetable garden with greenhouse, fruit trees and a fish pond to enjoy. You're wonderfully private, but there are neighbours, so you can enjoy a sense of country living without being isolated. Open fields on two sides attract a great variety of wildlife to watch. The area is peaceful but you're only a couple of miles from Aylsham. This is a deservedly popular market town with schools, a huge range of independent shops, supermarkets, a library, pubs, doctors' surgery and more. There are lovely walks around here too as you're very close to the Weavers' Way. And the North Norfolk coast is within easy reach, whether you're looking for family fun or surfing, walks along the coastal path, quiet dunes or golden sands.































INFORMATION

On The Doorstep

Tuttington is situated a short distance from the thriving market town of Aylsham, which gained Cittaslow status in 2004. Aylsham offers a wide variety of amenities including a traditional butcher, greengrocer, post office, library and monthly farmers market. There are also many leisure facilities including riding, a tennis club and a choice of local golf courses. Aylsham is ideally located between Norwich and Holt for a choice of Independent schools. Only a mile to the north is the National Trust's 'Blickling Hall' and further north 'Felbrigg Hall' and the Heritage coastline.

How Far Is It To?

The Cathedral City of Norwich is approximately 14 miles to the south where a more comprehensive range of shopping, leisure and cultural facilities can be found. Norwich has a mainline railway station to London Liverpool Street as well as an international airport. The North Norfolk coast is a 20 min drive north where you have a wonderful selection of quaint seaside villages with an abundance of local wildlife, nature trails and sandy beaches. The famous Norfolk Broads can be found to the east with its many varied waterways offering water activities galore as well as a variety of bird life.

Directions

Leave Norwich on the A140 Cromer Road and upon reaching the Aylsham roundabout continue to follow signs for Cromer. After the next roundabout take a right hand turn signposted Tuttington. Where upon reaching the village, take a slight left where the road becomes Aylsham Road and then left onto Banningham Road, whereby the property will be found shortly after on your right hand side.

Services, District Council and Tenure

Oil Fired Central Heating, Mains Water and Drainage via Septic Tank
Broadland District Council - Council Tax Band G
Freehold



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