



Black Barn

Malthouse Lane, Gissing, Diss, Norfolk, IP22 5UT

BROWN & CO



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Fine five bedroom barn conversion in rural setting.

Acreage – 0.8 acres (stms).

£1,175,000



DESCRIPTION

Black Barn is an outstanding, contemporary barn conversion beautifully positioned in a rural setting with fine views over its gardens and grounds. The 15th Century property and associated outbuilding are Listed Grade II as a property of architectural and historic interest being converted in 2010 by well renowned architect, David Cumming from a former Norfolk five bay threshing barn into a most attractive five-bedroom family home.

Black Barn has been meticulously planned from the ground up with a range of stunning additions and quality fittings. The property benefits from a new roof across the whole barn which has been fully insulated whilst protecting the visual atmospheric of the properties exposed beams and original features.

The property is approached into an open plan entrance hall which enjoys access to the principal ground floor rooms. A central fireplace acts as the focal point between the sitting room and dining room with both rooms positioned to create a superb space to entertain. The kitchen breakfast room benefits from a range of integrated appliances with a central island; the floor to ceiling windows allows plenty of natural light to flood through the kitchen and access is enjoyed out to a terrace via bi-fold doors.

There are three bedrooms to the ground floor with all rooms being comfortable doubles with two of the bedrooms enjoying en-suites.

There is a shower room which services bedroom 5. In addition, there is a useful utility room.

There are two staircases to Black Barn, the main staircase spirals up to a wonderful landing area which could be used as an upper sitting room/dining area. The pitch of the roof is beautifully proportioned with three Velux windows positioned to enjoy the views over the gardens and paddocks. The principal bedroom is positioned across the south wing and features a spacious shower room and dressing room. To the north of the barn there is a further double bedroom with fitted wardrobes and a shower room.

The property supports multi-generational living with a separate access, ground floor bedroom and staircase and could quite easily be closed off to enjoy an annexe. We draw your attention to the floorplan for a full explanation as to how the accommodation is arranged.

Outside - Black Barn is approached from the west via an electric wrought iron double gate into a large, shingled parking and turning area with plenty of space for a number of vehicles. The gardens and grounds are beautifully laid out and are fully enclosed by mature hedging and post and rail fencing. The gardens are mainly laid to lawn with a delightful central pond and overlook rural fields with a mature woodland in the distance. There are a number of fruit and specimen trees within the grounds. The terrace is worthy

of special mention and flows around to the east with a sunken Koi Pond bordered by some noteworthy plants.

The triple garage block is positioned next to the barn and benefits from power, light and there are solar panels on the roof. Within the garage are two further storage rooms and a wetroom. The garage is fully insulated and has the potential to be converted subject to the necessary planning consent being forthcoming.

There is a further outbuilding within the gardens which is currently used for garden storage.

Services – Private drainage (sewerage treatment plant), mains water, air source heat pump providing hot water and underfloor heating to ground and first floors, mains electricity. There is a quarterly fee for the drainage: annual cost likely to be £1,000.

LOCATION

Gissing is situated about 5 miles from Diss in South Norfolk, within easy reach of Wymondham and Attleborough and close to the A140 trunk road, linking Norwich with Ipswich.

Here is an excellent opportunity to live tucked away in a rural position within easy reach of the market town of Diss with its link to London Liverpool Street by mainline train.



DIRECTIONS

From Norwich leave on the A140 Ipswich Road. Continue through Long Stratton and at the Pulham Market roundabout turn right onto the B1134 (signposted Attleborough) Station Road. Continue over the railway crossing and at Gissing Common filter left into Rectory Road. Follow Rectory Road until the end and then turn right onto Lowe Street. Head past the St Mary the Virgin Church and continue onto Lower Street. Take the next right onto Malthouse Lane and the property is located on the left hand side approximately 0.3 miles from the entrance to Malthouse Lane.

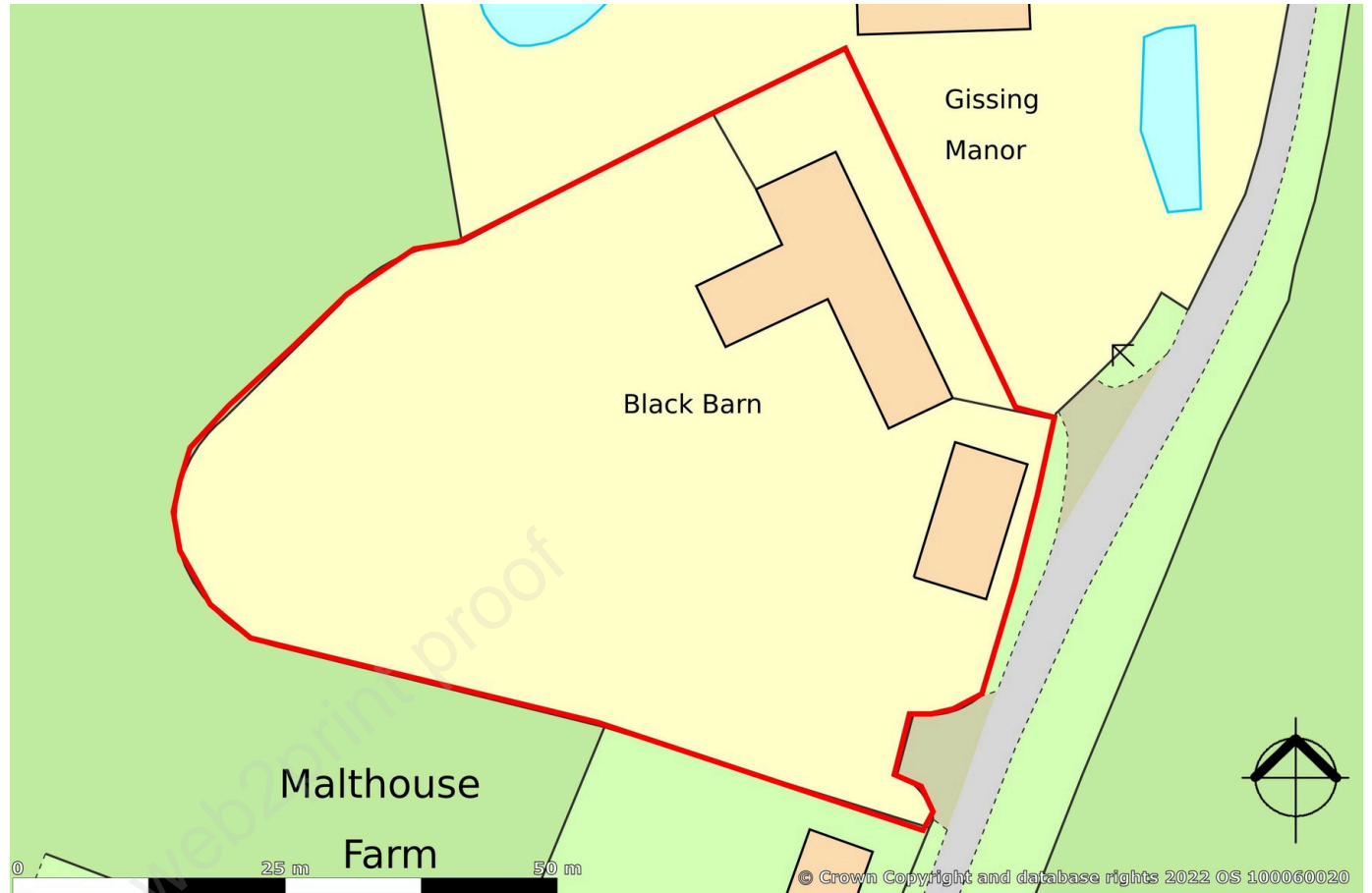
AGENT'S NOTES:

- (1) The field to the rear is available on a rental basis via separate negotiation. More details on the field are available through the selling agent, Brown&Co LLP.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING

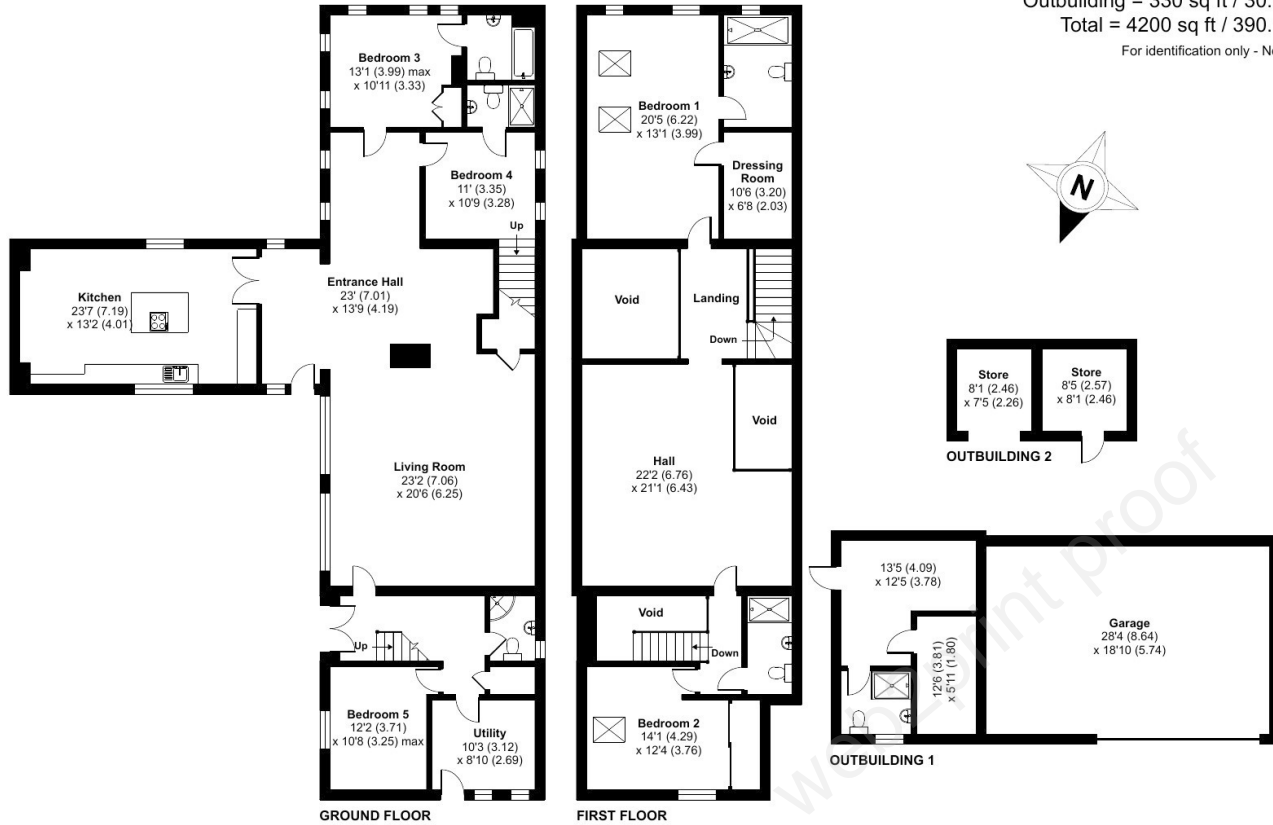
Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approximate Area = 3870 sq ft / 359.5 sq m (includes garage and excludes voids / store)
 Outbuilding = 330 sq ft / 30.6 sq m
 Total = 4200 sq ft / 390.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Brown & Co. REF: 913582

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