



Lokeside Barn  
Woodbastwick Road | Blofield | Norfolk | NR13 4PQ

# CONVERT TO THE COUNTRY



“This highly impressive barn conversion sits right on the edge of a Norfolk village, offering all the benefits of life in the community, close to Norwich, yet with field views to the front and rear. Beautifully designed and exquisitely finished, it’s been a very happy family home and has proved perfect for modern lifestyles. A large yet sheltered and secluded garden is the icing on a very attractive cake!”







# KEY FEATURES

- A stunning Thatched Barn Conversion enjoying a Wonderful Rural Situation in Blofeld Heath
- Four Bedrooms; Three Bathrooms/Shower Rooms
- Two Spacious Reception Rooms
- Kitchen Breakfast Room with Separate Utility and WC
- Character found throughout with Oak Flooring, Exposed Brick, Exposed Beams and Stunning Fireplace
- The Grounds extend to 0.55 of an acre and include a Stable, Greenhouse, Orchard and Fruit and Veg Patch
- Parking for Several Vehicles
- The Accommodation extends to 2,719sq.ft
- Energy Rating: C

It's hard to know where to start with this wonderful home – there's so much to see! With a stunning thatched exterior and feature-packed interior, the design and setting are truly inspired. And the setting, just a few miles from the historic and vibrant city of Norwich, near the Norfolk coast and the Broads, is frankly perfect!

## A Magnificent Masterpiece

You can't help but be impressed when you enter the home, your eyes drawn to the magnificent feature fireplace with the exposed brick chimney breast rising majestically up through to the vaulted ceiling above and giving a glimpse of the galleried landing. This sets the tone for what's to come, with a sense of openness that nods to the agricultural heritage of the building when it would have been a large and expansive space. While barns can sometimes be a little gloomy, this home is filled with light throughout as a result of retaining the structure of the original barn doors at the front aspect as full length windows. There are beams aplenty, and you get a real sense of the glory of the framework of the barn, and it's been deftly designed to enhance the appeal. The curved brickwork of the stairs mirrors the curve of the galleries and the archway between the kitchen and breakfast room. There's a softness to the design that makes it feel more intimate and cosy.

## Old and New In Harmony

The character of the barn hides its contemporary features. There's an intelligent lighting system throughout the whole property – and the kitchen, breakfast room and dining area can all be mood-adjusted to suit the occasion. There's a built-in sound system that includes a feed into the master bedroom, controlled (along with the lighting) by an LCD panel in the sitting room. You could also incorporate CCTV if required.









# KEY FEATURES

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Whilst the kitchen has a farmhouse feel that perfectly suits the building, the bathrooms have a contemporary edge with a boutique hotel ambience. The layout also feels modern and works well for today's lifestyles...

## Open Plan Nature

It's been a happy place for the current owners, where they have raised their children. The flow between the kitchen and breakfast room makes for a lovely sociable space, where the children would sit and do their homework before the family ate together every evening. The breakfast room leads into the spectacular dining room by the entrance, while the kitchen and dining room both have double doors into the main sitting room. It's altogether a wonderful home to fill with people. The first-floor galleried landing makes a brilliant snug or sitting room for teens, with three bedrooms and two bathrooms on the same floor. The master suite is tucked away on its own at the top, within earshot of younger children, but far enough away to feel like a private retreat. The owner has his study up here and finds it perfect for working from home.

## Soaking Up The Sun

The owners love nothing more than to relax in the hot tub on the private deck on a summer evening, before retiring to the southwest of the building and watching the sun setting over the fields beyond. The garden here is large and has been well cared for, with terraced areas to the front and rear and plenty of lawn where children can enjoy a game of football. The owners have tried to live more sustainably, planting apple, pear, plum, cherry and apricot trees and creating a thriving fruit and vegetable garden. They will be leaving the greenhouse, so the new owners can continue to produce their own food if desired. There's also scope for a paddock, or simply to enjoy as much time as possible outside, just as the owners have done, watching nesting bluetits in the garden, or seeing birds of prey swooping over the fields. There are so many places to explore nearby and so many walks to try, such as Salhouse and South Walsham Broads, local woodland and more. You're a short drive from the coast, and just a few minutes from the A47 and the Broadland, Northway, so it's very easy to get into Norwich or out and about across the wider area.



























































# INFORMATION

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## On The Doorstep

Lokeside Barn is set well back from the road on a quiet country lane to the outskirts of the thriving village of Blofield and Blofield Heath, approximately 7 miles to the east of Norwich centre. There is a good range of amenities in Blofield and Blofield Heath including shops, a fish and chip shop, chemist, hairdresser, new doctors' surgery, library and school. As well as a restaurant, post office and community centre. There are good recreation facilities here too, with Plantation Park recreation ground not far away, bowls, plus hard and grass tennis courts also available in the village.

## How Far Is It To?

The Cathedral city of Norwich is close by with all the cultural and leisure facilities associated with a county capital. There is a mainline rail link to London Liverpool Street, as well as an International Airport. Access to the famous Norfolk Broads is only a short drive away with Wroxham offering a wide degree of amenities including all manner of water activities, shopping, surgeries, schools and both restaurants and takeaways.

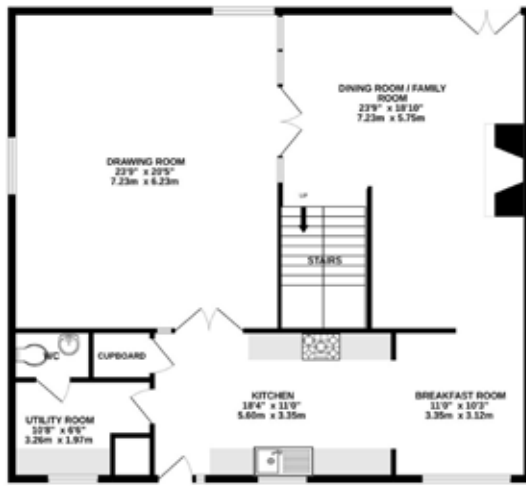
## Directions

Leave Norwich on the A47 Southern Bypass heading east. After the Brundall roundabout take the Blofield Heath slip road off the A47. Turn right into Shack Lane and then onto Woodbastwick Rd. Continue right through the village of Blofield Heath whereby Lokeside Barn can be found on your right hand side after the first main junction. The property is set well back from the road.

## Services, District Council and Tenure

Mains Gas, Hot Water Underfloor Heating throughout all Floors  
Mains Water, Mains Drainage  
Cat 5 Cabling Network throughout with Fibre Optic Broadband  
Broadland District Council - Council Tax Band F  
Freehold

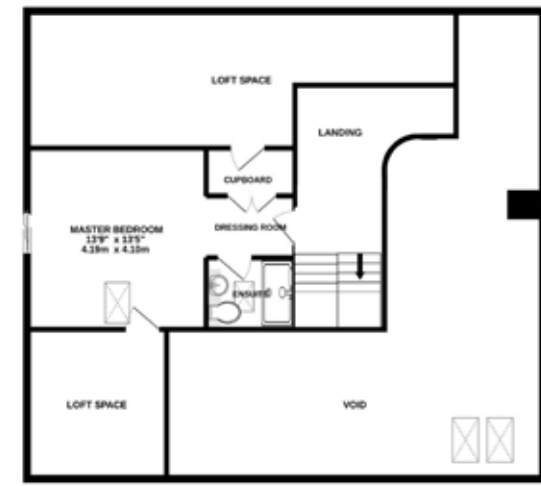




GROUND FLOOR



1ST FLOOR



2ND FLOOR

**TOTAL FLOOR AREA : 2719 sq.ft. (252.6 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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