



'Stunning Single Storey Barn Conversion'
Winfarthing, Diss, Norfolk | IP22 2EE

WELCOME



This four-bed, three bath home, virtually all on one level, would suit either a growing family or a couple who love entertaining. There is tremendous flexibility of living space which could be configured a number of ways. It's not just a versatile and beautiful building, however, it is also supremely quiet and private yet still within minutes of the nearest town.







- Superb Grade II Listed Single Storey Barn Conversion
- Grounds Approaching an Acre (stms)
- Four Generous Bedrooms
- Two En Suite, Family Bathroom and Cloakroom
- Playroom/Dining Room
- Excellent Refitted Kitchen Breakfast Room
- Study - Work from Home Space
- Sitting Room with Wood Burner
- Double Garage and Plenty of Off-Road Parking

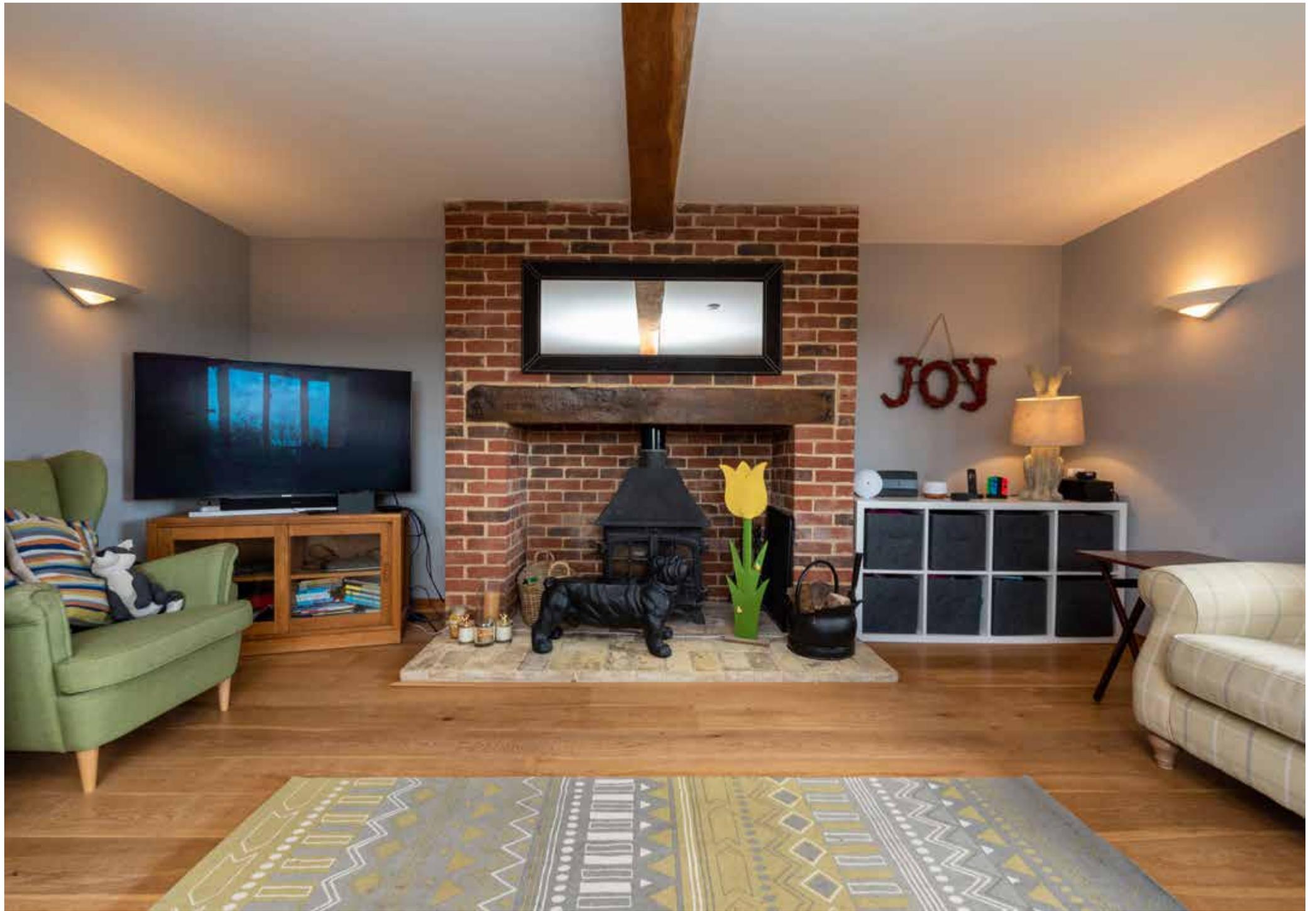
This wonderful property is very definitely not your average barn conversion. In fact it's a very handsome Victorian dairy in sturdy warm red brick under a pantile roof. The conversion from farm building is a lovely balance of history and 21st century living, making it a comfortable, spacious and attractive home, all set in large, private grounds.

The property is laid out on three sides around a large, sheltered courtyard, giving it a footprint of over 2,000 square feet. While not strictly "step-free", it is "step-minimal" with everything is pretty much on one level. Expansive spaces, state-of-the-art bathrooms and a modern kitchen all co-exist with old wooden beams, exposed brickwork, and cottage-style doors with Suffolk latches.

The generous sitting room has an impressively wide brick chimney breast with oak lintel and a dual-fuel stove in the hearth. An old beam crosses the ceiling right down the centre of the room with a pleasing symmetry. It's a cosy room in winter, but double aspect windows ensure plenty of sunlight too.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The kitchen is firmly at the heart of this home. A semi-vaulted roof gives it an airy atmosphere while the extra-wide entrance ensures great connectivity to the rest of the living spaces. Attractive timber roof trusses, columns and supporting beams whisper of the building's past and contrast harmoniously with the modern kitchen, all in a beautiful deep French navy and with a spectacular double-oven range cooker and hood in shiny smart stainless steel. There's ample room in here for a large table, but there is also an adjacent room – currently a playroom – which would make a perfect dining room. Both it and the kitchen are floored in a practical and stylish terracotta tiled.

A useful study provides that essential work-from-home space and a modern utility room keeps all the practical necessities tidy and out of sight. There is also a guest cloakroom.

The large courtyard, with mature bay and camelia trees, is entirely enclosed by a brick wall on its fourth side – an ideal space for small children to play. Several raised beds have been used successfully to grow vegetables in this warm, sheltered spot. From here, double wooden gates lead to an orchard planted by the owners which they will be sorry to leave. Their legacy is over 20 fruit trees – apples (cookers and eaters), pears, plums, peaches, even figs!



The bedrooms in this property have been admirably thought out. In one wing is a large master bedroom with en-suite bathroom, two smaller bedrooms and a family bathroom with beautiful translucent green tiles and a large corner bathtub, perfect for bathing the kids. But as the children get older, parents have the option of moving across to the other wing – complete with large bedroom and en-suite bathroom – and leaving the teenagers to their own devices on the other side of the house. All options are available as needs change, giving the property longevity as a family home.

At the other side is a large grass area which has been fenced by the current owners so that small children can explore and play safely. Dog owners will appreciate it for similar reasons. The actual grounds extend far beyond this enclosed area and include a pond (also fenced off for safety). There is a natural flow of space from the kitchen through French doors to a wide terrace – “ideal for entertaining”, “a perfect sun trap” – beyond which the grass extends. The owners particularly appreciate the total privacy of the garden – “Whatever the season, we can close the gate down the drive and create a little oasis away from the world”.





STEP OUTSIDE



Winfarthing is home to a thriving pub which hosts live music, car rallies and quiz nights. There is also a village hall, a primary school and a church. It's a quiet, peaceful village but is less than four miles from Diss with which has a wide variety of shopping facilities and amenities and a mainline rail link to London Liverpool Street Station (journey time Diss to London approximately 90 minutes). There are also regular rail services to Norwich and Cambridge. The Historic cathedral city of Norwich is a half-hour drive and the beautiful Suffolk coastal resorts of Southwold, Walberswick and Dunwich are less than an hour away.

Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council
- Band F

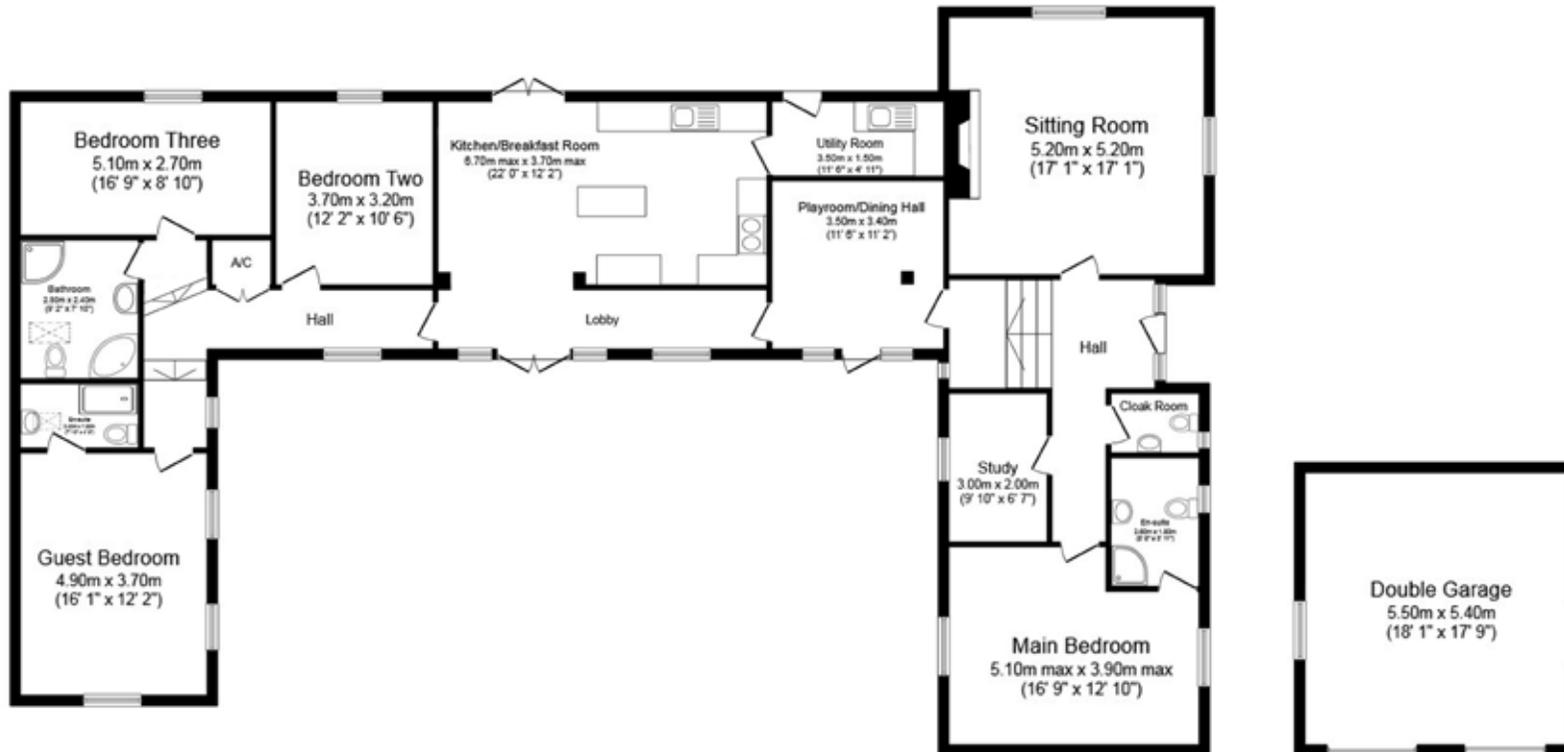
Services: Mains Electricity & Water, Private Drainage (Treatment Plant), OFCH (boiler replaced approx. 18 months ago).

Directions: Proceed from the market town of Diss in a northerly direction on the B1077. Continue through the villages of Shelfanger and Winfarthing. As you go into the 50 mile an hour limit on the far side of the village the property will be found on the left-hand side set well back from the road - just before a sharp bend.

What 3 Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - "unlisted, vipers, toys"

Property - DIS4357
Approx. Internal Floor Area - 2023 Sq ft / 187.9 Sqm
Approx. Internal Floor Area of Garage - 319.6 Sq ft / 29.7 Sqm



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