



THE STORY OF

Grand Barn No. 2

Brandiston, Norfolk

SOWERBYS

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Grand Barn No. 2

Brandiston, Norwich,
NR10 4PJ

Affordable Quality Barn Conversion

Perfect Blend of Old Barn Charm and
21st Century Modernity

Built and Crafted in 2022 by Norfolk Barns

Energy Efficient/Cost Effective

Eco-Friendly Daikin ASHP and Top
Specification Insulation/Glazing

Characterful and Chic Open Concept Living

Bespoke Show-Stopping Kitchen

Gray's of Norfolk Quality Carpentry Storage Solutions

Luxurious Burlington Bathroom Suites

No Onward Chain

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“A ‘time-rich’ house, which is spacious and efficient.”

Nestled within an exclusive and sought-after cluster of exquisite barn conversions by the renowned “Norfolk Barns”, Grand Barn 2 delivers the refined elegance of stylish modern home, enveloped within the embrace of a historic Norfolk barn. Amongst an idyllic location enjoying close proximity to the popular market town of Reepham, the city of Norwich and indeed the enchanting Norfolk coastline.

Reams of natural light adorn the fastidious finish throughout the home and make for an enchanting setting in which to enjoy a fulfilling lifestyle and create memories with friends and family. Striking open plan spaces have been expertly interwoven, with separate receptions and essential practicalities making for a deceptively versatile and functional home; able to accompany any number of lifestyle requirements. Among the many master strokes of this home is the enviable modernity. Fully rebuilt in 2022 within the C18th barn's original

character, Grand Barn 2 features an air source heat pump, underfloor heating, luxurious bathrooms, scrumptious carpets/oak flooring and superb energy efficiency.

A keen eye for drama alongside functionality, is evident immediately with a choice of entrances; one leading to the highly practical utility/boot room, whilst the other invites you via double doors, immediately into the high impact open plan reception with a dose of natural light - drawing one's eye toward the stunning kitchen.

Fine cabinetry is topped with solid oak, and the show-stopping central island is awash with reams of natural light via the fully glazed ceiling and double doors leading to the sun terrace. The limestone tiled floor of the kitchen gives way to the warmth of the engineered oak flooring for the dining and living area, creating a soft and embracing environment for unwinding.





Elsewhere on the ground floor, a versatile third bedroom would serve equally well as a study or snug, whilst the utility/boot room, along with the shower room, provides the essential practicality needed to make the very best of an enviable countryside lifestyle.



“It’s a warm family home. Stylish and modern, whilst oozing character...”

The solid oak staircase leads you to the first floor, home to two further bedrooms. The principal bedroom delivers all the character and drama one could hope for, from a historic and imposing barn – exposed original timbers sit amongst the vaulted ceiling and provide a welcome window into the rich agricultural history of this building. Inspired use of space provides a shower room en-suite whilst imaginative architecture bring memorable personality to the principal suite with a galleried section serving as an idyllic study, or even a reading corner to settle in with a good book in a quiet corner of the home and enjoy the tranquillity of the setting.



The second bedroom is a large double with idyllic views over the church and bold cast iron radiators, it is well-served by the central family bathroom, enjoying every bit as much well-balanced luxury as found throughout the rest of the home.

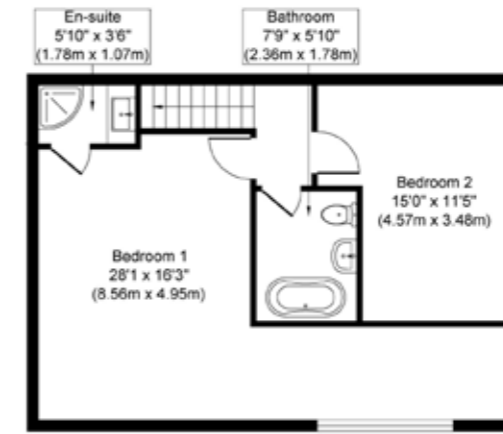
The barn sits proudly in the centre of its plot, with a generous frontage providing not only two parking spaces, but also an enclosed courtyard garden bordered by an attractive wall and estate railing, whilst the paved terrace invites you toward the front door.



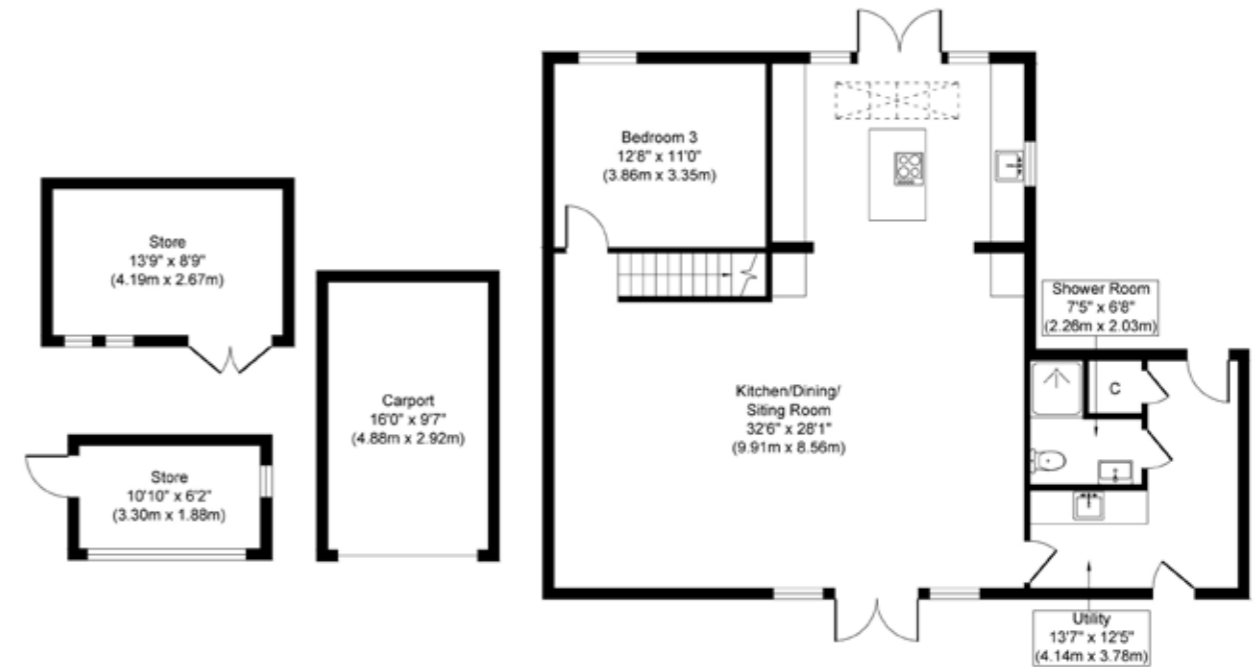
The rear garden tells stories of being a wonderfully functional, peaceful, and happy space with the sprawling dining terrace comfortably large enough to entertain and create memories of long evenings with good friends. Whilst the lawn provides a softer space for both the young and old to enjoy under the watch of mature trees.



No less than two substantial “Scotts Timber” outbuildings bring yet further functionality to an already impressive plot.



First Floor
Approximate Floor Area
562 sq. ft
(52.21 sq. m)



Outbuildings
Approximate Floor Area
340 sq. ft
(31.58 sq. m)

Ground Floor
Approximate Floor Area
1053 sq. ft
(97.82 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.

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ALL THE REASONS



Brandiston

IN NORFOLK
IS THE PLACE TO CALL HOME



Called Brantestuna in the Domes Day book, Brandiston is a tiny but pretty village close to the market town of Reepham, within easy commuting distance of Norwich and only a few miles from the beautiful north Norfolk coast. Located in a rural position, close to Marriotts Way, a trail of former railway trackbed, Brandiston is ideally situated for walking and cycling. The north Norfolk coast is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.

The award-winning Ratcatchers public house at Cawston is less than a mile away. There is a local shop in Cawston and a full range of shops, schools and services in Reepham, where pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings. Reepham has held its 'market town'

status since 1277, continuing to hold a market in the square every Wednesday. The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts. According to legend the town once had three churches, built by three sisters - as depicted on the town sign - although the remains of only one are present today and St Mary's is the single parish church.

The market town of Aylsham is a short drive away, and offers a wide selection of amenities, and the nearby Georgian town of Holt enjoys a wide variety of shops, restaurants, galleries and individual boutiques, as well as the highly regarded Gresham's School. The Cathedral City of Norwich is approximately half an hour by car and offers access to all the major rail links and Norwich International Airport.



Note from the Vendor



“The kitchen, with its glass roof, is the show-stopper. We enjoy a glass of wine and chatting over the island.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump. Private drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2832-3737-4100-0768-4226

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

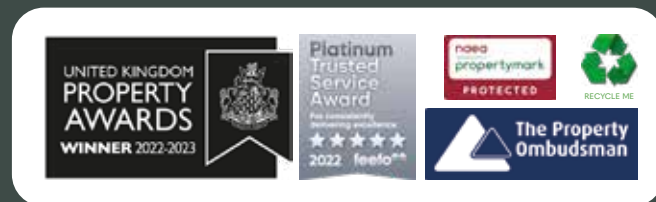
Freehold.

LOCATION

What3words: ///helps.backtrack.rising

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SOWERBYS



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