



5a Broad Lane
South Walsham | Norfolk | NR13 6EE

FINE & COUNTRY

WANDER TO THE WATER



“Beautifully situated a short walk from part of the Broads, this barn conversion is perfectly placed for anyone who wants to make the most of the area, whether paddleboarding or strolling to the pub.

The countryside around here is glorious and it's lovely and peaceful, yet you're part of a friendly and welcoming community and close to the A47 for access to Norwich, Great Yarmouth and Acle.”



KEY FEATURES

- A Detached Barn Conversion a Short Walk from the Broads at South Walsham
- Four Bedrooms (Two Ground Floor; Two First Floor) Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility
- Sitting Room: Snug and Conservatory
- Character includes Arched Windows, Doors and Exposed Beams
- Double Garage and Driveway providing Plenty of Parking
- The Accommodation extends to 2,145sq.ft
- Energy Rating: C

This period barn has been thoughtfully and cleverly converted to offer a versatile layout and wonderfully light-filled rooms. With a sunny, south-facing garden and idyllic yet convenient location, it's proved an all-round winner for the current owners, who have raised their family here. Adapting to their changing needs over the years, the property is highly desirable and very attractive, both inside and out.

Changing Through The Centuries

This former agricultural building has also been used as an antique shop in the past and was converted into a private dwelling in 2002. The owners came across it a few years later, when searching for a home in which to raise their three young girls. They were won over by both the character and the location and set about making it into their ideal family home. It's been a very happy place and they have celebrated many special occasions and made many memories here. From summer barbecues with friends to family meals around the kitchen table, the barn has risen to every occasion.

Family Friendly

On the ground floor, two bedrooms and a bathroom sit either side of the hallway, separate to the main living areas. Moving through, you find a large sitting room with stylish contemporary log burner, part open to a snug beyond. You could use the snug as a formal dining room or study area, but the owners have found it works well as a place where their children can hang out together or socialise with friends: "We wanted a home where we had the space to be together, instead of our children disappearing into their rooms. This is a lovely sociable house". The sitting room has double doors to the south, taking you out onto the garden, as well as double doors to the conservatory, which itself has doors to the west.





KEY FEATURES

This enables the owners to enjoy the garden throughout the year, even when it's not warm outside. The kitchen is another sizeable space, with seating up at the breakfast bar as well as space for a family dining table. There's a useful utility off the kitchen, with direct access to the garden, which means when you head back from a walk, you can keep muddy boots, coats and dogs contained in one area! Upstairs, you'll find a further two bedrooms, a bathroom and a shower room. The master suite is really impressive, with plenty of wardrobe space as well as the large bathroom, and is nicely situated away from all the other bedrooms, giving you privacy.

Well Connected

There's ample parking on the driveway, in addition to a double garage, with access around the side of the barn to the rear garden. This is nicely private and faces south, so it's a real suntrap. The family have a trampoline out here and there's plenty of room for children to play or dogs to run around. Beyond the garden, you'll find a great choice of walks on the doorstep. The owners used to have a boat and now have kayaks and paddleboards, so they can walk down to the nearest broad and head out on the water. You can walk to the pub in nearby Upton or paddleboard to Ranworth. Fairhaven is just down the road and holds regular events, such as outdoor cinema nights, while the village itself has quizzes, food vans on Friday nights, a bowls club, primary school and more. The owners sometimes cycle to nearby Acle or walk their dogs around the surrounding countryside. Whilst it's rural here, it's also well connected, just a short drive from the A47 for easy travel to and around Norwich, and to the Broadland Northway.





























INFORMATION



On The Doorstep

The extremely popular village of South Walsham is a typical Broadland village, and has two churches in the same churchyard (Norfolk has several instances of this) and one is now an art centre. The village also contains a pretty village green and some lovely cottages. It's also close to the famous Norfolk Broads with both Wroxham and Acle only a few miles away. Acle which is 3 miles away offers a secondary school, shops, post office, a monthly farmer's market, a medical centre, library as well a variety of pubs and restaurants. In addition Acle offers excellent transport links with regular local bus and train links.

How Far Is It To?

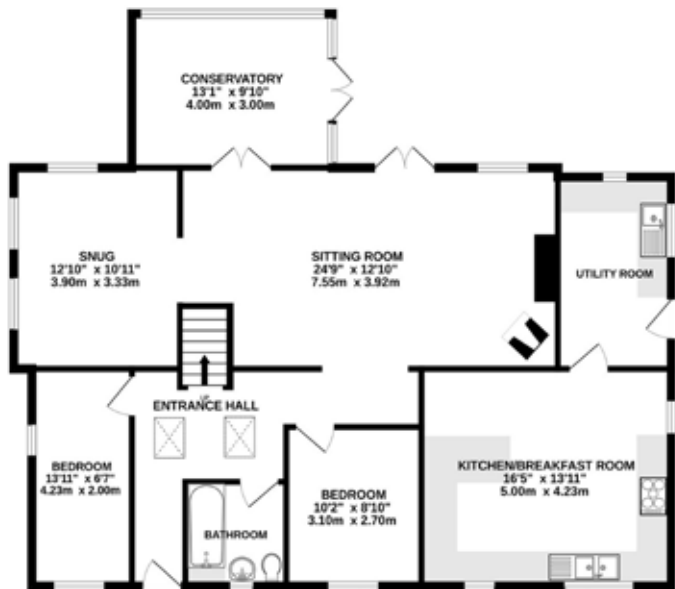
South Walsham lies in between Norwich, which is approximately 8 miles west, and Great Yarmouth, approximately 12 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport, which is only 15 minutes drive away thanks to the Northern Distributor Road. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

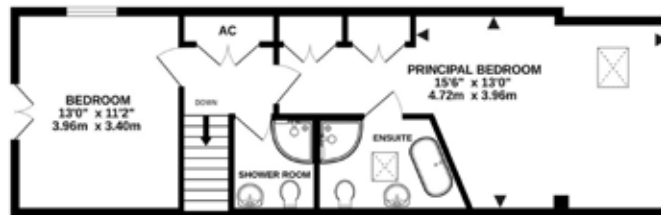
Proceed out of the city of Norwich on the Salhouse Road, at the roundabout take the 2nd exit continuing onto Salhouse Road. Upon reaching the next roundabout continue straight over onto Norwich Road, continuing on Low Road (B1140) following for over 2.5 miles. Continue onto Panxworth Road and then onto The Street. Turn left onto School Road and then left again onto Broad Lane, whereby the property can be found clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

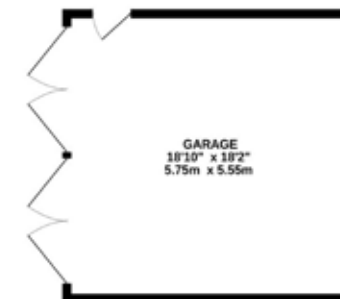
Oil Central Heating, Mains Water, Mains Drainage
Broadland District Council – Council Tax Band D
Freehold



GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.

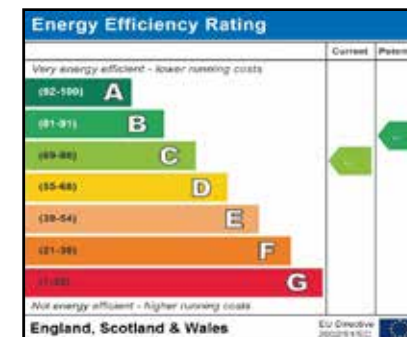


OUTBUILDING
343 sq.ft. (31.9 sq.m.) approx.

TOTAL FLOOR AREA : 2145 sq.ft. (199.3 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
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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