

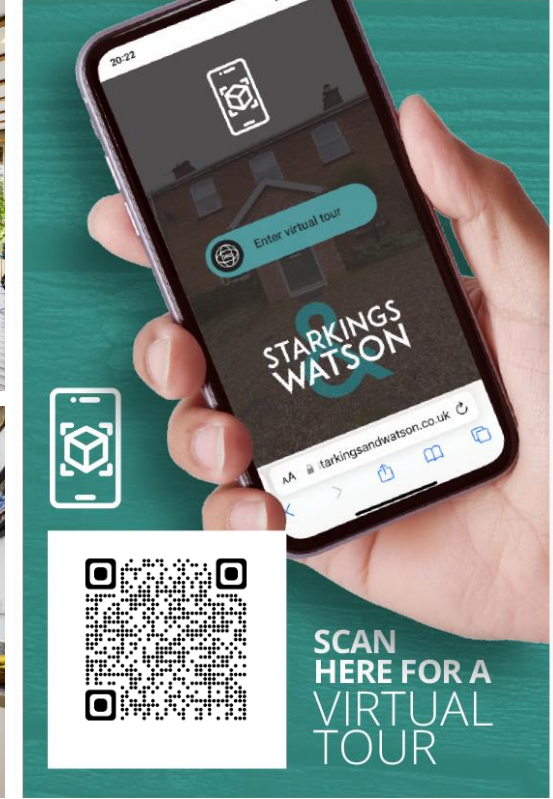
CHURCH STREET

**Brisley, Dereham NR20 5AA**

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Detached Barn Conversion with Period Features
- Private & Secluded Position
- Stunning & Mature Front & Rear Gardens
- 2/3 Bedrooms
- Large Open Plan Reception with Wood Burner
- Detached Double Garage with Potential
- Sought After Village Location

#### IN SUMMARY

NO CHAIN. Set within a TUCKED AWAY and PRIVATE LOCATION within the highly SOUGHT VILLAGE OF BRISLEY is this CHARACTERFUL FORMER CART LODGE CONVERSION - offering semi-open plan accommodation and period features throughout. Nestled within the village of BRISLEY just off the village green this STUNNING DETACHED HOME is a delightful find offering a bright OPEN PLAN main reception room with a WOOD BURNER, opening onto the rear garden as well as a modern kitchen, ground floor bedroom or further reception and shower room. Upstairs you can find two double bedrooms and a family bathroom. Externally, the gardens are something to behold with MANICURED and PRIVATE REAR GARDENS, as well as further extensive gardens and entertaining space to the front, alongside a large shingled driveway and marvellous detached double garage with further potential (stp).

#### SETTING SCENE

Approached via a long grassed driveway coming off Church Street, hidden from passing traffic by large hedges which surround the entire property, you will find a gated access onto the large shingle driveway. With parking for several cars and the all important double garage, with the right building consents this could be created into another room.

The driveway leads down via a few steps onto a front shingled terrace with pathway leading to the main entrance door to the front. The rest of the frontage is laid to lawn with a range of mature trees and shrubs.

#### THE GRAND TOUR

Entering via the main entrance door into the entrance porch there is a useful shower room and W.C to the right which is beautifully panelled with a walk-in shower. The kitchen can be found immediately ahead which is a modern fitted kitchen offering fitted units with quartz work surfaces over, integrated dishwasher, fridge freezer, electric oven and microwave, as well as electric hob and double doors into the rear garden. The kitchen leads into the main open plan reception space which has a wonderful characterful feel and offers wood flooring, a wood burner, spiral staircase to the first floor, two sets of double doors to the rear garden and an array of exposed timber beams. To the end of the property there is a flexible room which could be used as a reception or bedroom depending on preference. This room offers a vaulted ceiling and doors onto the garden once again. Leading up the first floor landing there is a feature window, loft access hatch and built-in airing cupboard. There is then a comfortable double bedroom to the rear with dual aspect and wood flooring. The main bedroom is adjacent also with wood floors and a stunning 'Juliet' style balcony overlooking the rear garden. In addition on the first floor you will find a family bathroom with a bath.

#### THE GREAT OUTDOORS

Outside and to the rear of the property you will find a beautifully manicured garden which is mainly laid to lawn, with mature trees and shrubs cleverly planted to divide the garden with a central pathway leading to the end of the garden. There is a large shingled area leading from the rear of the barn providing amazing entertaining space. The garden is fully enclosed with mature hedging providing a



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high degree of privacy. The view from the end of the garden looking back at the barn is quite fantastic. To the side you will also find a lawned pathway and access leading to the frontage. To the front there are further extensive lawned gardens with another shingled entertaining space.

#### OUT & ABOUT

Brisley is a beautiful and unspoiled village situated between the two market towns of Fakenham and Dereham which offer an excellent selection of supermarkets, shops and schooling. Brisley is well known for its surrounding countryside and the renovated award winning Brisley Bell Inn which has a first-rate menu and a warm welcome which has earned it multiple awards and is just a few minutes walk away from the property. Brisley also has a village hall and a well-respected Primary School and is also in the catchment area of Litcham High School which is one of the best Secondary Schools in the area. The common is owned by the village and is one of the largest in the UK, stretching to over 200 acres and includes the active village cricket ground with men's and women's teams. In recent years an area of amenity land has been transformed to create a woodland of native British trees to celebrate Queen Elizabeth's Diamond Jubilee, desirable allotment plots, a children's play area, football pitch and fitness trail. The area is a delight for residents and visitors to use for walks and picnics. The village of Brisley is also a short drive to the North Norfolk Coast of Wells-Next-The-Sea as well as being within an easy commute to the City of Norwich.

#### FIND US

Postcode : NR20 5AA

What3Words : ///sprouting.standing.losing

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

Buyers are advise the property is approached via a long grassed driveway which is owned by the neighbouring property with a right of way in place. The drainage is via septic tank and the heating is oil fired central heating.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

Approximate total area<sup>(1)</sup>  
 1040.50 ft<sup>2</sup>  
 96.67 m<sup>2</sup>

Reduced headroom  
 7.69 ft<sup>2</sup>  
 0.71 m<sup>2</sup>

HYBRID ESTATE AGENTS  
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