



Two Barns  
Church Road | Blofield | Norfolk | NR13 4NA

FINE & COUNTRY

# TWO BECOME ONE



“This property combines the old and the new, with a period converted barn with a more recent extension, and a beautiful thatched unconverted Grade II listed barn, ripe for conversion!

The result is an incredibly spacious and very impressive home that can rise to every occasion and meet your changing needs over the years.

A private south-facing garden with ponds, views of the village church, and an indoor pool all add to the appeal.”



# KEY FEATURES

- A Detached Extended Brick Built Barn Conversion with a Second, Grade II Listed Thatched Unconverted Barn
- Four Bedrooms; Three Bath/Shower Rooms and a Mezzanine Level
- Principal Bedroom with Dressing Room and En-Suite Bathroom
- Kitchen/Breakfast Room with Separate Utility Room, Boiler Room and Two Ground Floor WC's
- Three Reception Rooms; Garden Room and Snug
- Grade II Listed Thatched Barn currently used for Storage with Garden Store
- The Grounds extend to 3.4 acres (stms)
- Garaging, Pool Room with Changing Rooms
- The Outbuildings and Pool House extend to 3,522sq.ft
- The Main House extends to 4,126sq.ft
- Energy Rating: D

This desirable home is sure to make a splash, with an indoor pool and large outdoor ponds. In a lovely green and secluded setting, it feels wonderfully rural, yet you can walk to the excellent village primary school, to the pub, the shop, the station and more.

## Authentic Character

The oldest barn here dates back to 1716 and is a picturesque thatched building that's typical of this area. It's Grade II listed and ripe for conversion if desired, having been well maintained and recently being used for storage. It would also make a great party barn or games room. The name of the property refers to the fact that you have this, plus an additional brick-built period barn that today forms part of the main house. The space on offer was just one of the things that first drew the owners here, along with the sunny, south-facing garden, the sense of peace and tranquility, and the convenient location, walking distance from both Blofield and Brundall and within easy reach of the A47.

## Making Memories

This has been a very happy home and the owners have enjoyed entertaining here over the years. One of the highlights was their daughter's wedding, with a marquee in the garden and over 200 guests celebrating with music and dancing until the early hours of the morning. The large south-facing terrace is perfect for outdoor gatherings, while the heated indoor pool is sure to be in demand with friends and family! Most of the garden is lawned and dotted with mature trees. There are two large ponds further down (so you could fence them off easily if you have little ones) and these attract a fantastic variety of wildlife throughout the seasons.





# KEY FEATURES

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## More Than Meets The Eye

From the road, you don't really get a sense of the amount of space you'll find within the property. The house is much larger than it first looks, is incredibly versatile and would easily suit a number of different lifestyles, including three generations alongside each other. On the ground floor you enter into the side of the property, turning left into the large family room that's made up of one of the original barns. This magnificent room has a central fireplace and is triple aspect, so you get plenty of light. Double doors to one side lead to a garden room that links the two barns together. Upstairs over the family room there's a double bedroom and bathroom. The owners have also used the mezzanine as a guest bedroom in the past. Moving through double doors into the large dining room, you'll see it leads onto a lovely little snug that also makes a great study or place to sit in your favourite armchair with a coffee. Past the dining room is the central hall, giving access to the recently refitted and sympathetically designed kitchen breakfast room. There's a further sitting room with a log burner, a ground floor double bedroom and a large utility and cloakroom at this end of the property too. Upstairs you'll find another two double bedrooms and a further two bath/shower rooms, so you can see there's no shortage of space or versatility.





































# INFORMATION

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## On The Doorstep

There is a good range of amenities in Blofield, including a pub, fish and chip shop, chemist, hairdresser, doctors' surgery, library and school. 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?

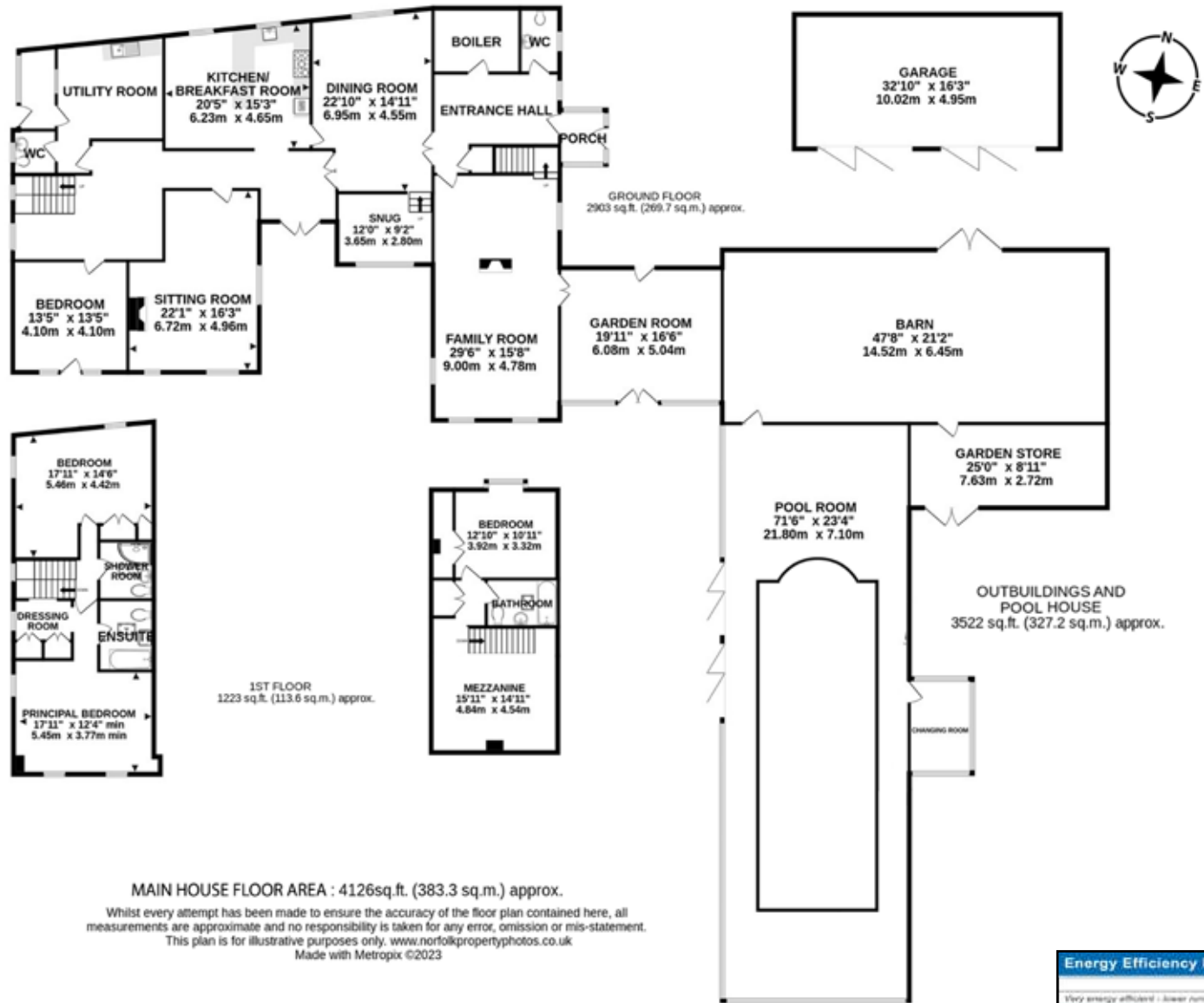
Blofield lies 7.5 miles east of the cathedral city of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both, the public and private sectors as well as the University of East Anglia. On the other hand, 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

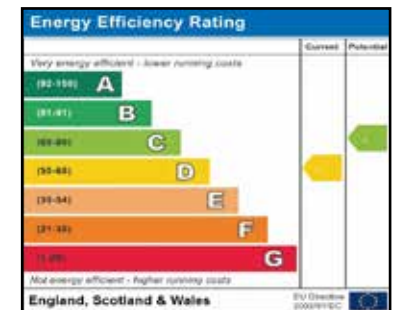
Leave Norwich heading east on the A47. At the Brundall roundabout take the 2nd exit and upon reaching the traffic lights found to the centre of Blofield turn right before taking the next turning on your left into Church Road whereby the property can be found directly just past the village church, on the right hand side clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadland District Council – Council Tax Band G  
Freehold



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.







# FINE & COUNTRY

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