



THE STORY OF

# Carrisbrook

*Barnham Broom, Norfolk*

SOWERBYS



S

# Carrisbrook

Bell Road, Barnham Broom  
Norfolk, NR9 4AA



Serene Countryside Setting with Captivating Views  
Potential of Expanding to a Three Bedroom Home  
Versatile Layout Brimming with Untapped Potential  
Multiple Outbuildings

Large Garden with an Abundance of Space



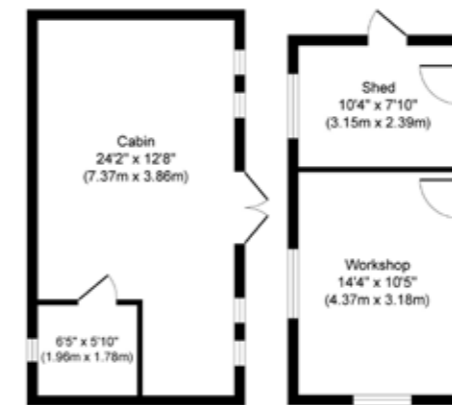
Nestled amidst serene countryside views, a promising bungalow beckons, offering a canvas for your creative dreams to unfurl.

This two bedroom home has untapped potential; the current dining room was formerly used as the third bedroom, before the previous owners built the archway connecting the two spaces, this can be easily converted back into a third bedroom. At present the rooms consist of; a large kitchen with space for a breakfast table, living room with an archway through to the dining room, family bathroom and two generously sized bedrooms.

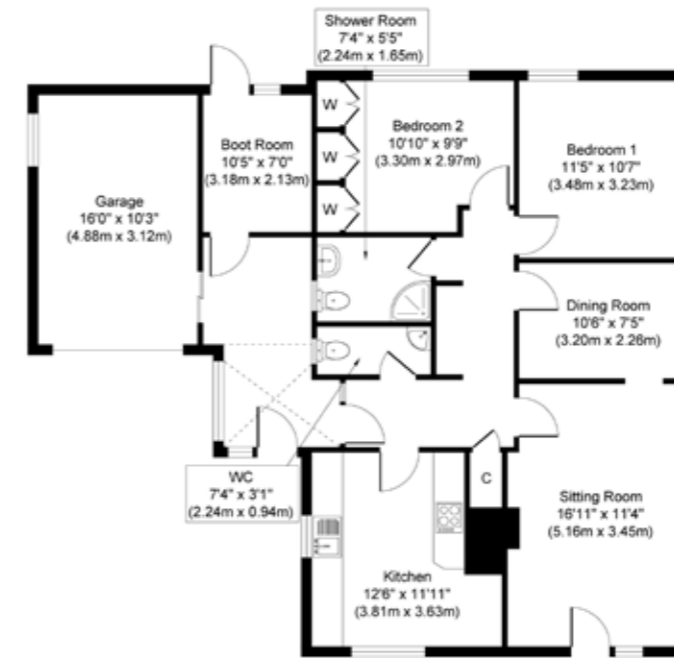
Stepping outside the stunning countryside views serve as a backdrop to your outdoor endeavours. An outbuilding, currently used as an outdoor den holds the promise of countless possibilities. A workshop and shed can also be found, adding to the value of this property, and giving you enough space for all your required needs.

The garden features mature shrubs and flowerbeds planted throughout with perennials as well as a patio area, which at present has two swinging seats and an egg chair – showing what this cosy space could potentially be transformed into.

**SOWERBYS DEREHAM OFFICE**  
01362 693591  
dereham@sowerbys.com



**Outbuilding**  
Approximate Floor Area  
539 sq. ft  
(50.07 sq. m)



**Ground Floor**  
Approximate Floor Area  
1191 sq. ft  
(110.64 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.

Copyright V360 Ltd 2022 | www.houseviz.com

ALL THE REASONS



# Barnham Broom

IN NORFOLK  
IS THE PLACE TO CALL HOME



Conveniently located for easy access to the A11 and A47, the village of Barnham Broom offers plenty

of local amenities including a Post Office, local shops, a pub, primary school and the Barnham Broom Hotel Golf and Country Club. A couple of wonderful places to visit here are the Painted Barn Café, located on the edge of the village, and the Goatshed Farm Shop and Café, which is near to Barnham Broom Hotel. Four miles south-east you'll find the popular market town of Wymondham, which offers excellent schools, and 9 miles east is the ancient city of Norwich.

Home to writers, radicals and fiercely independent spirits for over a thousand years, today Norwich continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that

continues to inspire people with its unspoilt landscapes, open spaces and big skies. Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



Countryside views from the garden.

“This property has the most serene backdrop. With the every changing seasons the fields behind reflect this.”

SOWERBYS



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///flirts.fuse.awesome

## AGENT'S NOTE

The paddock to the north of the bungalow is in the council draft allocation (local plan) for potential future planning. Land to the rear and south is open farmland and NOT in the local plan

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL