



'BEAUTIFULLY PRESENTED BARN CONVERSION'
Bridgham, Norfolk | NR16 2RY

WELCOME



This pretty former cow shed – larger than it appears from the outside at getting on for 2,200 square feet – is a wonderfully expansive space, its open-plan layout perfectly suited for entertaining. Three, potentially four, bedrooms and two bathrooms make it equally suitable for a family. It's also surprisingly low maintenance, being immaculately presented and with a small, but sunny and easy to maintain, private garden.







- A beautiful four-bedroom attached Character Property
- Located on edge of the forest in the sought-after village of Bridgham
- Fully renovated to a beautiful standard throughout
- An exceptional vaulted kitchen with access to the patio
- A dining hall perfect for entertaining
- Immaculately kept garden with a suntrap patio area
- Off street parking
- A large master bedroom with en suite
- A short drive from the train links and amenities of Diss
- A fantastic spacious family property

With handsome, solid brick and flint elevations under pantile roofs, these farm buildings were once part of what must have been a rather upmarket estate. The 2008 conversion to several dwellings was clearly carried out to maximise and enhance the character and nature of these structures in a development which is sensitive, stylish, successful – and decidedly not your average barn conversion!



The first thing you'll notice is the generous area to the front of the property with space for up to four cars. Entry from here is into a handy boot-room lobby where you can divest yourself of all that walking gear before entering the social spaces of the ground floor. The spacious kitchen, dining room and vast sitting room open one to the other in a layout that the owners love, with solid oak floors throughout which add warmth while contributing to the sense of cohesion in this open-plan layout. "I love cooking and entertaining, and this is such a sociable space which flows so nicely", the owner says.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















The lofty kitchen with its vaulted roof and exposed oak tie beams is a voluminous space where guests can enjoy a glass of wine at the sit-up breakfast bar and chat to the chefs as they work. Oak counter tops run round the room in an almost complete square configuration providing plenty of workspace. Indeed, the quantity of base units mean that very few wall units are needed, enhancing the lateral dimensions considerably. It's easy to see how this generous space is so enjoyed by the owner who loves cooking for guests. What they have enjoyed most in the year since its construction is the covered veranda which is just outside the kitchen and accessed via French doors. "We eat out here every evening from April to October!", they say.

meanwhile, lend a more modern and minimalist feel than you often find in heavily beamed period properties.

Upstairs, three beautiful double bedrooms sit inside the pitch of the roof with light flooding in through Velux skylights. Fitted carpets in a pale grey and exposed structural beams bring a cosy sense of closure to these spaces. The wow factor, however, is to be found in what was once a fourth bedroom but which is now a simply splendid dressing room with a suite of fitted mirrored oak finished cupboards lining the room on two sides. This luxurious and highly practical room could of course be converted back to a fourth bedroom – or perhaps a home office – without too much bother, though once the joy of a dressing room has been experienced, it might be hard to relinquish.



From the kitchen, a few steps lead down to the dining room which, being at the centre of the house, connects via doorless openings to all other spaces – entrance lobby, kitchen and sitting room as well as the first floor. The vast L-shaped sitting room, which wraps around the dining room on two sides, is large enough to be informally divided in several ways. A focal point in winter is the sturdy rustic brick chimney and hearth, in which sits a multi-fuel stove.

Two beautifully finished bathrooms serve these bedrooms, one an en-suite shower room, the other a family bathroom with over-bath shower.

These two large reception rooms combine just enough of the original structure – a stout supporting oak column and the occasional exposed cross beams overhead – to retain a pleasing sense of history. Suspended ceilings with recessed lighting,

"We get the sun all day", say the owners of their tidy rear garden. It's been well landscaped to make the most of the space with the covered veranda in the lee of this, as well as the neighbouring, house. A stone terrace runs the length of the garden in front of an attractive architectural fence – the perfect spot to catch the evening rays. The lawn is large enough to enjoy, but of a size to make mowing the work of moments. What the owners love most is the privacy of this space which is not overlooked from any quarter.



STEP OUTSIDE

One entire length, in fact, borders the village churchyard, meaning a very quiet and open aspect – something the owners have greatly appreciated.

A small and peaceful linear settlement, Bridgeham's greatest advantage is its proximity to beautiful Thetford Forest, a mere ten-minute walk away across the river. The larger settlement of East Harling is a couple of miles distant with GP surgery and dentist, butcher's, a village shop and post office and two pubs. Wider connectivity is excellent. Thetford with its supermarket, cinema and well-known grammar school is a 12-minute drive while Bury St Edmund's, Cambridge and Norwich can all be reached in a little over half an hour. Diss, from where trains reach London in an hour and half, is within 25 minutes by car. Thetford Forest and the River Thet are a five minute walk from the house.

Agents Notes

Tenure: Freehold

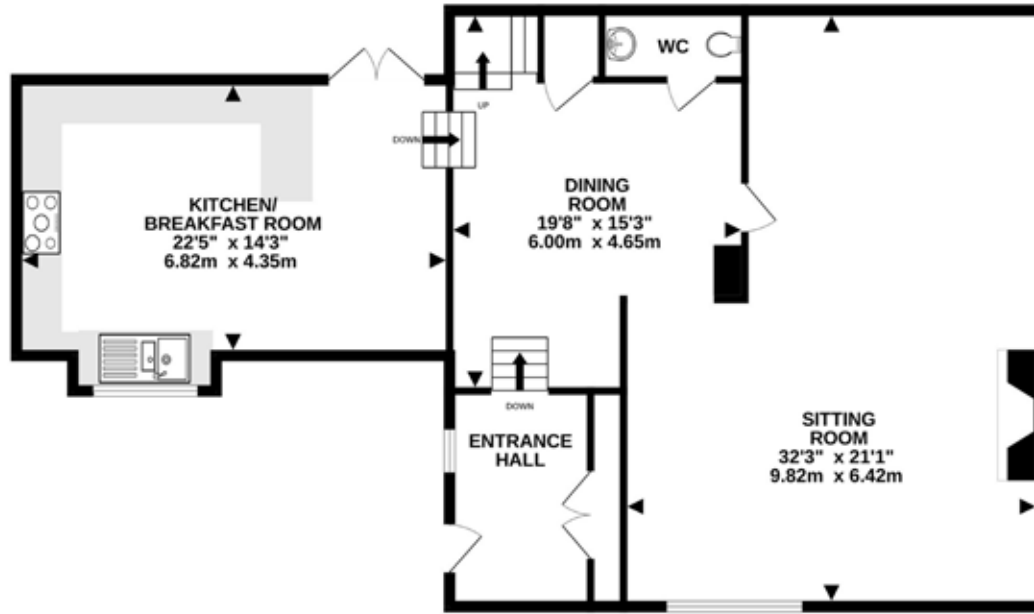
Local Authority: Breckland District Council – Band D

Services: Mains Water & Electricity, Private Drainage (shared Water Treatment Plant, drive and maintenance of trees £23 per month). Oil Fired Central Heating.

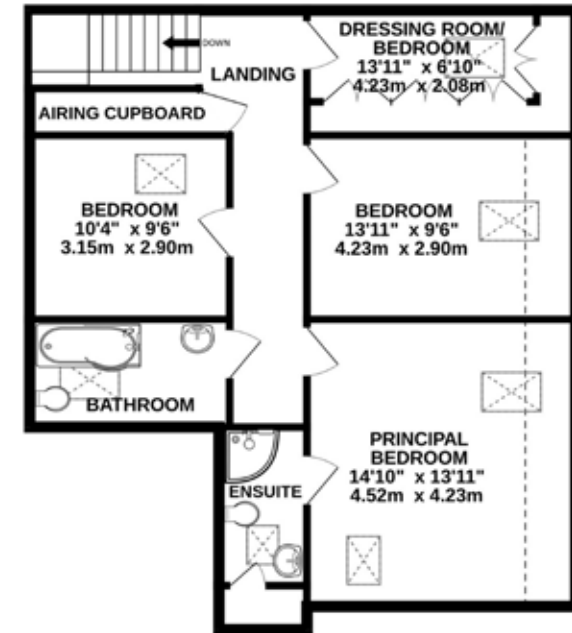
Directions: From Diss head east on the A1066 towards Thetford. Take a right hand turn when you see signs for Shadwell and Brettenham. Take a right at Brettenham and follow the road in to Bridgham. The house is on your right next to the church.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property : [///paintings.typified.grin](http://paintings.typified.grin)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		←
(81-91)	B		←
(69-80)	C	←	←
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2012/27/EC	



GROUND FLOOR
1259 sq.ft. (116.9 sq.m.) approx.



1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.

TOTAL FLOOR AREA : 2043 sq.ft. (189.8 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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