



Vale House
Vale Road | Thurton | Norfolk | NR14 6AP

LOCATION, LOCATION, LOCATION!



“A beautifully converted barn with glorious rural views and around an acre of grounds, set off the beaten track, but walking distance from a lively village and a five-minute drive from the nearest town. Perfectly balancing country life with easy access to all amenities, this barn also blends character with modern comforts. A true delight in every way.”



KEY FEATURES

- A Beautifully Presented Detached, Red Brick Barn Conversion, located in a Stunning Rural Setting with Fantastic Farmland Views
- Sitting in a Plot Measuring just under 1 acre
- Four Double Bedrooms; Two Bathrooms
- The Principal Bedroom benefits from an En-Suite Bathroom with Roll Top Bath and Separate Shower
- Two Reception Rooms plus a Study Area
- Well Maintained Gardens & Grounds
- Large Driveway and Ample Parking for Multiple Vehicles
- The Accommodation extends to 1,944sq.ft
- Energy Rating: TBA

If you love the rustic charm and features of barn conversions, but you like to be close to everything, this will hit the spot! Just outside the popular village of Thurton, with a pub, village hall and primary school, you have gorgeous countryside on the doorstep and a livery yard just down the road, yet you're only five minutes from the pretty town of Loddon and just over ten minutes from Norwich.

All Round Impressive

The current owners converted the barn after buying the building back in 2008, so they are the only ones ever to have lived here. It's been a labour of love and a challenge at times, but the end result is very impressive and has been a very happy home to them and their two daughters. "It took around five years before we could move in and we've put our heart and soul into it, but it's been worth it. We've had a lot of fun here as the girls have grown up and we've made a lot of memories. It's so quiet and private, yet you don't feel isolated because you have neighbours around. We love having the seclusion and tranquility and those fabulous views, but still having the security of being part of a community."

Character, Comfort And Cosiness

The owners have done everything with great attention to detail, using quality materials. You enter the barn into a study area that links the bedroom wing with the living space. To one side you have three good-size double bedrooms, one with a walk-in wardrobe, sharing a family bathroom with bath and separate shower. The owners' daughters have used this end of the barn as their own, offering them privacy and space.





KEY FEATURES

You could easily convert the dressing area into an en-suite, which would offer interesting potential as a bed and breakfast. To the other side of the study area, you enter the cosy yet bright sitting room, complete with oak beams, a log burner and double doors out onto the garden. This leads into a spacious dual-aspect dining room with double doors opening onto the kitchen. This is a fabulous room and one of the owners' favourites, with its vaulted ceiling and doors out onto a decked area to the south (more on that later...), plus a breakfast bar. There's also a useful utility room and cloakroom on the ground floor. Stairs rise from the sitting room to the master bedroom and bathroom, complete with walk-in shower and feature roll top bath. This truly is a lovely suite and the views make it even better – in fact, every room in this barn has an attractive green outlook.

The Best Of All Worlds

Step outside and it just keeps getting better! To the south of the property, the sheltered decked area is a real suntrap. The owners spend most of their time out here in summer, the doors open from the kitchen. They have an awning to provide shade on hot days. In the past, they have had an above ground pool and even set up a net and played badminton in the area to the south of the barn, so there are plenty of possibilities. "We have lots of barbecues out here, before swimming. It's such a private, sheltered and warm area." They have also had one of their daughter's horses on the main part of the land in the past and there's certainly scope to add a stable or two for ponies for little ones. The views out over the fields are wonderful and you'll see plenty of wildlife there too, such as deer, owls, pheasants and more. The owners love having the freedom to let their dogs run around the grounds, burning off plenty of energy, and there are walks aplenty and bridle paths around the nearby countryside, with a livery yard with arena for hire just down the road. You're only a five-minute walk from the pub and less than a ten-minute walk from the highly-regarded village primary school, with plenty of events happening in the nearby village hall. You can involve yourself as much or as little as you like in the local community. Hop in the car and you're close to the Broads and the beautiful town of Beccles, with pretty Loddon just five minutes by car. Norwich itself is less than a ten-minute drive on a good day, so it's very easy to get out and about – when you can bring yourself to leave your rural idyll here!





























INFORMATION



On The Doorstep

The charming village of Thurton, situated in Norfolk, enjoys an enviable location. It provides convenient access to the picturesque Norfolk Broads, all while being a mere seven miles away from the heart of Norwich city centre. The village boasts a range of everyday conveniences, such as a village hall, a local pub, and a primary school. Additionally, nearby Loddon offers further amenities, including various local shops. The independent Langley Senior School and Sixth Form are also within proximity. Norwich, a city known for its magnificent cathedral, is the regional hub, offering a wide array of commercial, entertainment, and cultural offerings. The city is also renowned for its exceptional educational institutions. Furthermore, Norwich features a major railway station that connects to London and Cambridge via regular services. On the city's north side, you'll find Norwich International Airport, catering to both domestic and international flight destinations.

How Far Is It To?

Norwich lies approximately 7 miles north west of Thurton and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Beccles is approx. 10 miles south east, with its large variety of independent shopping.

Directions - Please Scan The QR Code Below

From Beccles take the A146 Norwich Road and continue on this road towards Norwich. As you approach the village of Thurton, take a right hand turn onto The Avenues and at the end of this road turn left on to Vale Road and the property will be found on the right hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [audit.daredevil.tooth](https://www.threewords.com/audit.daredevil.tooth)

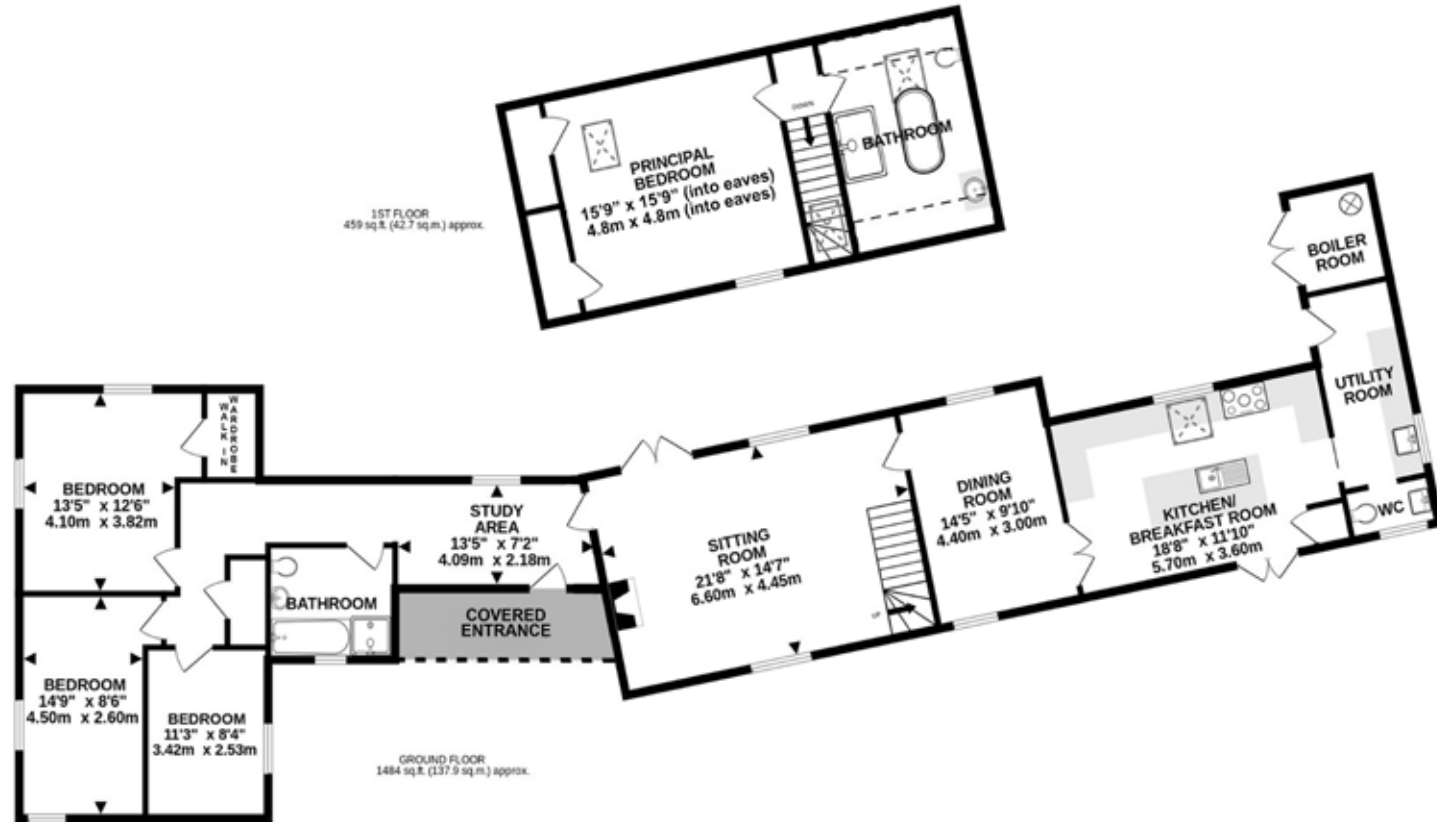
Services, District Council and Tenure

Air Source Heating, Mains Water, Private Drainage via Water Treatment Plant

South Norfolk District Council – Council Tax Band D

Freehold





GARDEN OFFICE
139 sq.ft. (12.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARDEN OFFICE) : 1944 sq.ft. (180.6 sq.m.) approx.
TOTAL FLOOR AREA : 2083 sq.ft. (193.5 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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This property requires an Energy Performance Certificate, which is in the process of being done





FINE & COUNTRY

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