



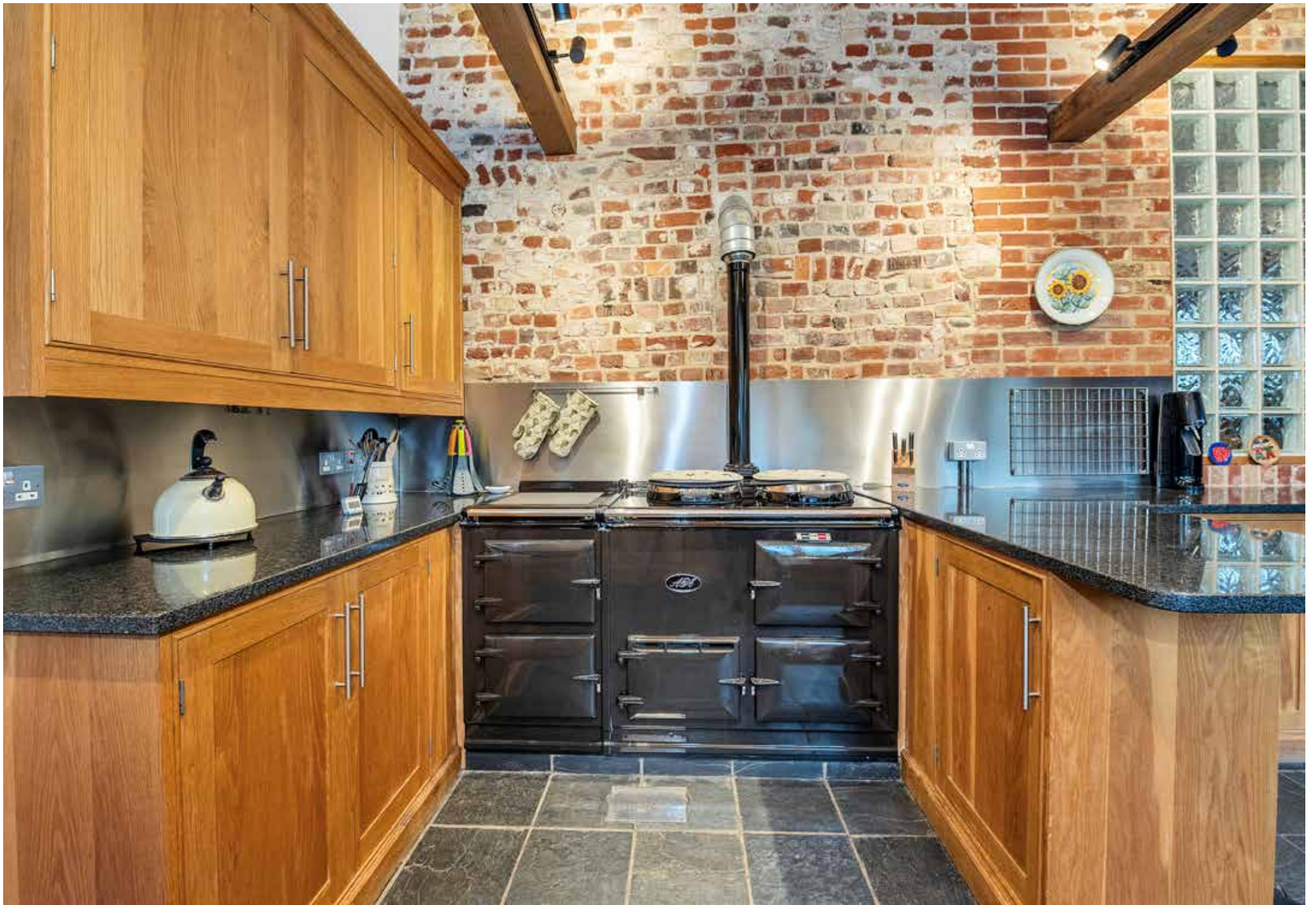
'Spectacular Renovated Rural Barn'
Kenninghall, Norfolk | NR16 2DP

WELCOME



This impressive rural brick and flint barn conversion has been exquisitely renovated and offers abundant character features with plenty of contemporary comforts. Set on the edge of a well-served village, the property comprises five bedrooms, a dressing room, ensuite bathroom, spectacular kitchen, magnificently spacious sitting room and a beautiful, secluded walled garden. Furthermore, the property is located within a short drive of the busy market town of Diss, with its convenient mainline train links to London and Norwich.







- Wonderful Barn Conversion
- Fabulous Rural Location
- Very Versatile Accommodation
- Excellent Grounds with Stunning Walled Garden
- Superb Principal Reception Room plus a Vaulted Sitting Room
- Bespoke Fitted Aga Kitchen/Breakfast Room and Useful Utility Room
- Ground Floor Principal Bedroom Suite with Dressing Room & Ensuite
- Three Further First Floor Bedrooms, One Ensuite & Family Bathroom
- One Further Ground Floor Bedroom with Shower Room
- Work From Home Space and Double Garage

Set on the outskirts of a lovely village, with spectacular views across farmland, this outstanding brick and flint barn conversion has been thoughtfully renovated to ensure it preserves the architectural nuances of the original structure while future-proofing the home with modern features.

“We fell in love with the property because it’s such an interesting building” explains the current owner. “There’s a wonderful mix of colours and textures throughout the barn - with original stonework and exposed beams through to the new brushed steel and glass used to provide contemporary touches.” They explain how the versatility of the property was also attractive to them. “Regardless of your stage of life or the size of your family, this home provides a great deal of flexibility to use in the way that best suits your needs. If you have an elderly relative living with you, or a teen who wants more independence, there is plenty of room to accommodate this.”

The renovation has been completed with great attention to detail and a high standard of finish throughout. The doors are all solid oak and the underfloor heating is controlled zonally on both levels of the property. Thoughtful aesthetic detailing has elevated the renovation to the next level. “Pretty pieces of pottery and stone have been creatively embedded into some of the walls” the owner explains.

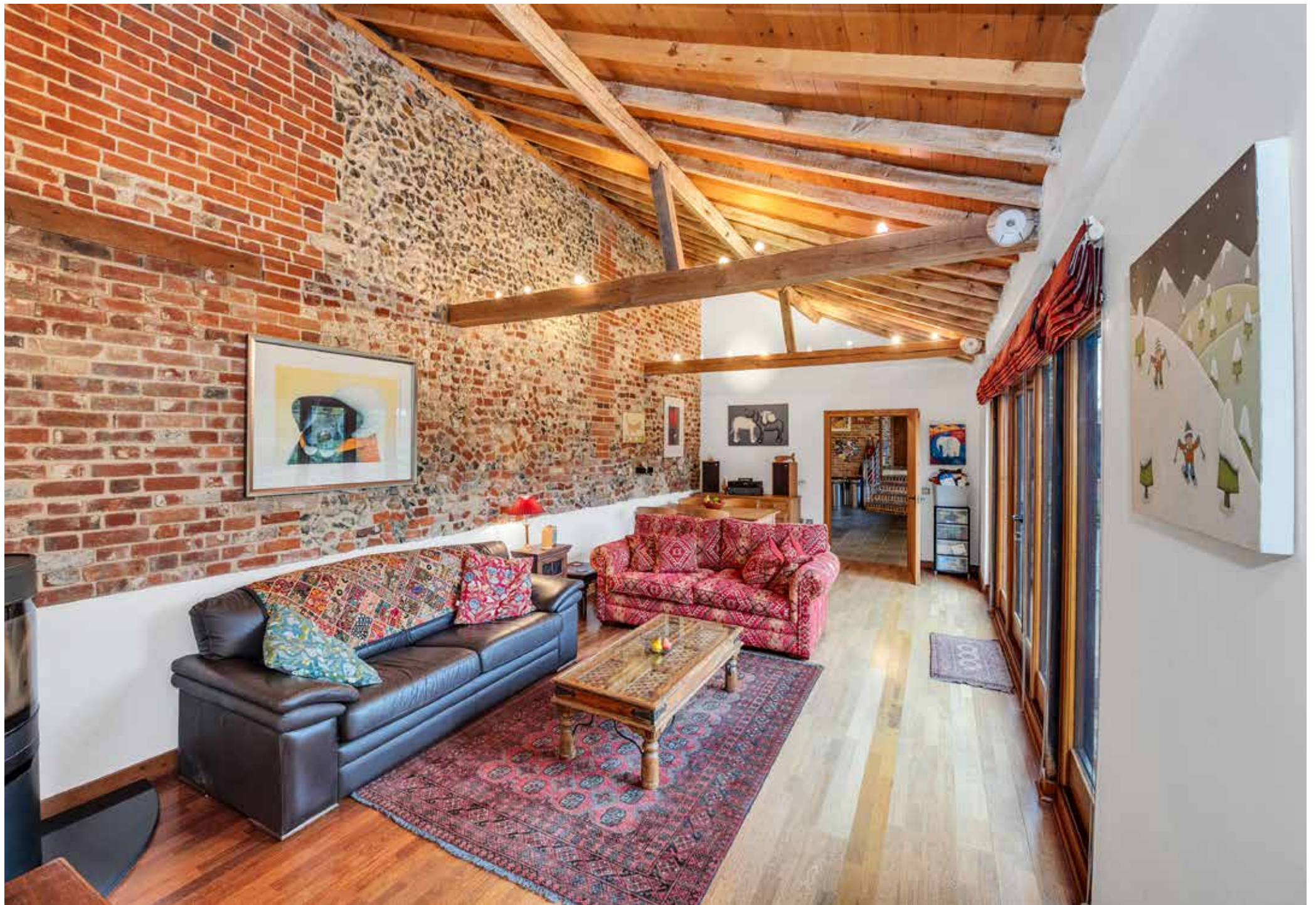
The barn was constructed in the latter half of the nineteenth century and was converted in two stages. The first around 2002 and the most recent in 2007, when the principal bedroom and adjoining rooms were converted and absorbed into the main barn from various outbuildings. The property is built around an attractive walled garden, which can be seen from most of the rooms.

* 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 walled garden serves as a natural extension of the indoor living areas where large windows and glass doors blur the boundaries between inside and outside, allowing natural light to flood the rooms inside the property.

The property opens into an exceptionally spacious reception room which the current owners have zoned into three separate living and dining areas. This room's adaptability is as vast as the space itself. Beautiful hardwood floors, exposed beams and traditional brickwork compete for your attention and a woodburning stove, installed by the current owners, creates a cosy area to settle into. The room features double doors that open into the pretty garden with a large patio, providing an inviting space to entertain on a warm evening.

The spectacular kitchen is a further standout feature of this remarkable home. Fitted with bespoke oak cabinets and topped with quality granite worktops, there is a vast amount of storage and worktop space at your disposal here. The large food preparation area is a passionate cook's dream. Exposed beams and original brickwork provide a nod to the property's heritage. In contrast, a sizeable block glass feature wall and brushed steel splashbacks introduce contemporary design notes to the space. A four oven electric Aga stands as a further feature of this magnificent room - radiating a cosy warmth that reinforces the kitchen as the heart of the home. A generous utility room with matching units provides further space for kitchen essentials and white goods as well as a fitted wine fridge.

A further reception room adjoins the kitchen. This room currently serves as another dining/sitting area, although there is plenty of scope to redefine this space to suit your needs. Large doors lead from this room to the garden. A woodburner in the corner of the room invites you to pull up a comfy armchair and relax with your favourite book.

The property extends to include an additional wing of rooms. This section houses the principal bedroom with an ensuite bathroom, a dressing room, an additional bedroom/study, a shower room and a study hall area. The main bedroom is bright and airy and has a beautiful vaulted ceiling, exposed brick feature wall and large doors that open to the garden.

Upstairs, off the galleried landing there are three good-sized bedrooms, one with an ensuite shower room. All have fitted wardrobes. There is also a well-appointed family bathroom with large shower and free-standing bath.

Entry to the property is through gates that lead to the spacious gravel driveway. The plot, predominantly laid to lawn, features a variety of well-established trees and shrubs.

The current owners adore the charming walled garden which features raised beds filled with a variety of shrubs and climbing roses. "As it's fully enclosed and private, it's ideal for children to play. It's also a fantastic sun trap" explains the owner.

The property offers an integral double garage within the original section of the barn, which is fitted with a workbench, fitted shelves and cupboards. The garage comfortably provides space for two vehicles.

Kenninghall is a small, friendly village situated in South Norfolk close to the Suffolk border. The village benefits from easy access to the market towns of Attleborough (7.3 miles) and Diss (8.7 miles) and is only five miles from the A11. "It's a really active village with a great community spirit" explains the owner. "There is always something going on in the village, from exercise classes to the community choir, coffee mornings to craft and horticultural shows."





STEP OUTSIDE

There is a friendly pub in the village which serves good food. The village also boasts an impressively well-stocked village shop, a GP surgery and a primary school.

For those keen to explore the local surroundings, the property is conveniently situated within walking distance of the community owned Kenninghall Wood, an ideal spot for dog walking and exploration. Just a short drive away lies the Redgrave and Lopham Fen, recognised as the largest fen in England and one of the most important wetlands in Europe.

Commuter links into London can be accessed via the popular market town of Diss which offers regular, direct train services into London Liverpool Street in only 90 minutes.

Agents Notes

Tenure: Freehold

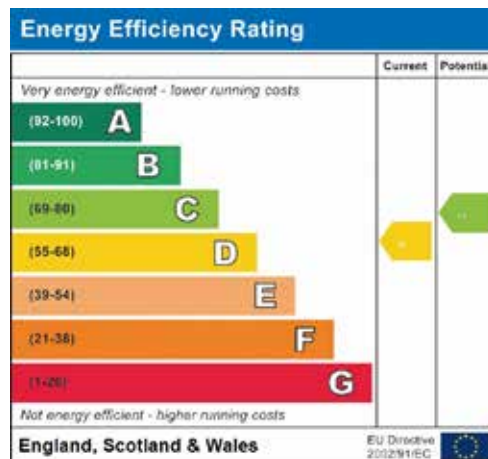
Local Authority: Breckland District Council - Band F

Services: Mains Electricity & Water, Private Drainage (Titan Treatment Plant), Oil Fired Central Heating – Underfloor Heating Throughout.

Broadband: Currently the vendors are with BT - However County Broadband will be installing Fibre To The Premises on 22nd November 2023.

Directions: Proceed from the market town of Diss along the A1066 in a westerly direction. Continue through the villages of Roydon and Bressingham. On entering the village of South Lopham take a right hand turn and continue into North Lopham. Follow the road out of the village of North Lopham. At the crossroads, turn right into Kenninghall village. Immediately after the village shop, turn right into West Church Street. Proceed past the church and the Red Lion pub and the property will be found approximately half a mile from the pub on the right-hand side. Postcode - NR16 2DP

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 - rental.supported.tolerable





Fersfield Road, Kenninghall NR162DP

TOTAL APPROX. FLOOR AREA 3707 SQ.FT, SQ.M 344

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA





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