



Manor Farm Barns, Yarmouth Road, Blofield - NR13 4JS



Manor Farm Barns, Yarmouth Road

Blofield, Norwich

Situated within an EXCLUSIVE GATED DEVELOPMENT, this GRADE II LISTED BARN CONVERSION includes PRIVATE GARDENS, parking and a CART LODGE. With electric gates enclosing the gated community, the small complex is located just off the A47, on the outskirts of Blofield, a LOCATION which is RARELY AVAILABLE. Brimming with CHARACTER and CHARM, the conversion was built to a high standard, encompassing UNDER FLOOR HEATING, exposed timber beams and high VAULTED ceilings. With over 1340 Sq. ft (stms) of accommodation, the hall entrance is open plan to the 14' KITCHEN/BREAKFAST ROOM, a space which has become the HUB of the HOME and also the perfect meet and greet space. A pantry cupboard and utility room are built-in, with DOUBLE DOORS opening to the main SITTING ROOM. Bi-folding doors flow seamlessly to the PRIVATE WALLED GARDENS. THREE BEDROOMS lead off the hall, with a W.C, family bathroom and EN SUITE. All the bedrooms include EXCELLENT BUILT-IN STORAGE.

Council Tax band: D

Tenure: Freehold

- Grade II Listed Barn Conversion
- Vaulted Ceilings Throughout
- Open Plan Living Space
- Sitting Room with Bi-Folding Doors
- Kitchen with Utility & Pantry
- Three Double Bedrooms
- En-Suite & Family Bathroom
- Private Gardens & Cart Lodge



The Broadland Village of Blofield is situated East of the Cathedral City of Norwich. The Village provides good transport links via both the Brundall and Lingwood railway stations along with regular buses travelling to both Norwich and Great Yarmouth. The Village itself offers a wide range of amenities including a village school boasting an Outstanding Ofsted rating, local shops, garden centre and a public house. Blofield is conveniently located close to the Norfolk Broads and its extensive range of Leisure and Boating activities.

SETTING THE SCENE

From the Yarmouth Road an attractive development of new build properties are under construction, with a winding driveway leading to the Manor Farm Barns development. An electric gate opens to the parking and turning space. A brick weave driveway allows for two parking spaces, with a double cart lodge allowing storage and further parking. The front gardens enjoy a south facing aspect, with a usable seating area, range of planting and trees, all enclosed within low level hedging.

THE GRAND TOUR

Heading inside, the hall and kitchen are open plan, creating a fantastic open plan meet and greet space, whilst being the hub of the home. Wood flooring runs through the space, with under floor heating, whilst vaulted ceilings and exposed timber beams can be found overhead. Heading into the kitchen, a breakfast bar and seating area is formed as part of the u-shape of cupboards, with a window overlooking the frontage. The electric ceramic hob and built-in electric oven are integrated with a dishwasher, whilst there is space for an 'American' style fridge freezer.





Manor Farm Barns, Yarmouth Road

Blofield, Norwich

A built-in pantry cupboard offers further storage, with a door to the utility room, where further storage and a sink unit can be found, along with space for laundry appliances. Double doors open from the kitchen into the sitting room, with wood flooring underfoot and under floor heating, whilst bi-folding doors open to the walled garden. Set under a vaulted ceiling with exposed timber beams, the sitting room has been newly plastered and a door leads into the hallway. A W.C can be found close to the front door, finished with a two piece suite and built-in storage. The main hall leads to all three bedrooms, with under floor heating running through all rooms. The smallest of the bedrooms is first on your right, with a range of built-in wardrobes and windows facing over the south facing garden. The second bedroom offers a similar layout, whilst the family bathroom is adjacent, with a white three piece suite set under a high level ceiling, with tiled splash backs, shower over the bath and a heated towel rail. The main bedroom sits at the far end, with wardrobes built-in and an en suite shower room. With tiled splash backs and a three piece suite, the sink unit includes storage under.

FIND US

Postcode : NR13 4JS

What3Words : ///scarecrow.trouser.gathering

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is situated within an attractive and sought after gated community. With an electric gate enclosing the shared driveway, with communal space leading to the parking.

A monthly service charge of £60 PCM is applicable for the upkeep of the development.

**STARKINGS
& WATSON**

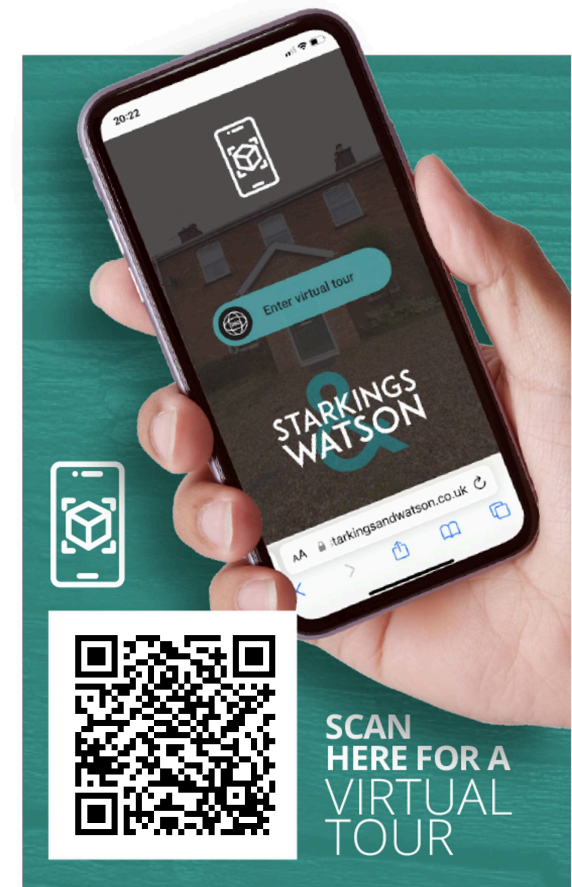
HYBRID ESTATE AGENTS

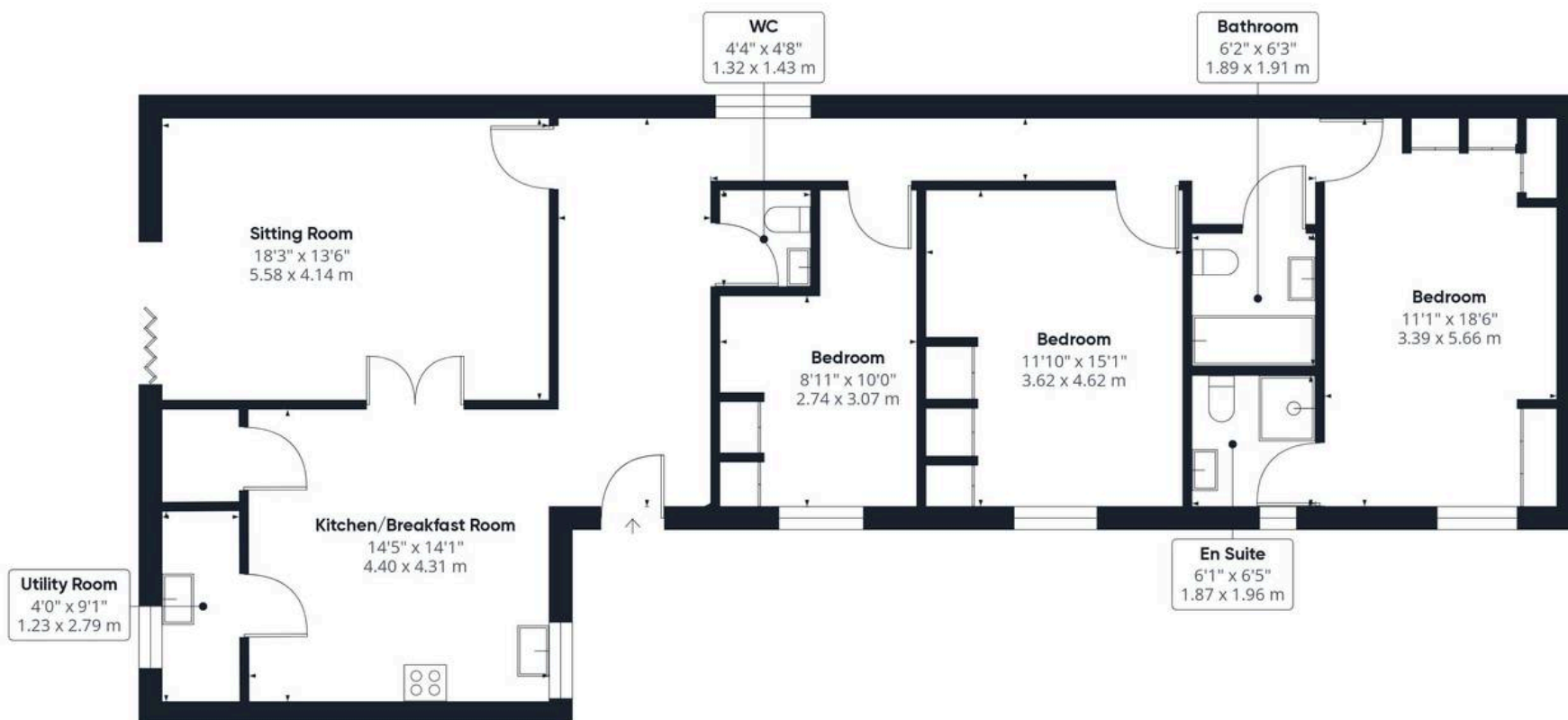




THE GREAT OUTDOORS

Enclosed with brick walling and timber panelled fencing, the garden offers a peaceful haven, with a patio space and central lawn. Carefully planted, the sweeping borders offer mature planting which surprises throughout the seasons, whilst box hedging creates an attractive boundary. To the front, the gardens are usable and sold with the property, with the cart shed opposite.





Approximate total area¹⁾
1347.44 ft²
125.18 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.