



'BARN WITH A VIEW'  
Kenninghall, Norfolk | NR16 2DP

# WELCOME



Welcome to this 200-year-old former threshing barn, now a warm and welcoming rural retreat. With three bedrooms, two bathrooms and two enclosed courtyard gardens, it's ideally sized for ease of maintenance while still offering all the best attributes of a converted farm building. And the location couldn't be better - you'll enjoy glorious country views all round while being just a short walk from Kenninghall and within easy driving reach of Diss, Bury and Norwich.







- Detached Barn Conversion
- Wonderful Rural Location
- 2005 Conversion
- Fabulous Open Plan Sitting Room and Dining Room with Vaulted Ceiling
- Very Generous Kitchen Breakfast Room
- Useful Utility Room and Ground Floor Bathroom
- Three Spacious Bedrooms
- First Floor Bathroom
- Delightful Walled Garden
- Off Road Parking

“It’s a lovely house to come home to – it gives you a warm feeling” says the owner. Accessed up its own private drive, the property does indeed feel quiet and secluded although with a small enclave of neighbouring properties in hailing distance it doesn’t feel isolated. The main body of the barn is given to an impressive reception room almost 30 feet in length with amber coloured vertical beams exposed and the occasional horse tether still in situ. A pale polished stone floor throughout the ground floor enhances the lateral dimensions while also boosting light levels. Along with the wide barn doors, now glazed, light also enters through two pretty lancet windows whose stained-glass details create an ever-changing light show throughout the day. The main event in this hall-like space, however, is the magnificent stand-alone oak staircase – “an architectural wonder” says the owner. Its central placement achieves several objectives. Not only a sight to behold in itself, but it also affords a wonderful overhead view of the space as you descend into it. Additionally, it divides the space informally so that you can create distinct sitting or dining areas. Lastly, it creates a compact working area beneath where computers and printer are discretely tucked away. At one end of this expansive room is a wood-burning stove which fuels the underfloor heating as well as assisting with the hot water system. At the other end a smaller area would work well as either a snug or dining room.



\* 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.















In the middle of the building, glass doors and interior windows keep light flowing inwards and contribute to a connectedness between the kitchen and sitting room. On the other side, a voluminous kitchen – over 320 square feet – is in fact a recent construction, added when the barn was converted in 2005. Beautiful beams cross the walls and ceiling, including two romantic rough-hewn oak boughs bracketing the central ceiling joist. Dramatic, they will certainly be a talking point when you welcome visitors into this accommodating room. Though fitted base units are used and provide plenty of prep space, the style is a nod to earlier freestanding traditional kitchens. “It’s a hobbit kitchen,” says the owner and it would be hard to improve on that description because, despite its size which easily fits a dining table, it does feel very cosy.

Also, downstairs are a utility, a shower room and an entrance hall for coats and boots.

Ascending the impressive staircase brings you to an oversized landing with plenty of room for either a seating area or an extra work-from-home space. The current owner has a “sewing room” up here from where she enjoys stunning views of the surrounding countryside. Oak floors throughout the upper floor create a warm atmosphere as well as being easy to clean, and they certainly show rugs to their best advantage.

The three bedrooms and the bathroom – with shower and lovely large tub – all sit snugly in the pitch of the roof. Gable end windows and modern Velux skylights provide astonishing views and the owners have enjoyed watching passing wildlife – deer and owls – as well as picturesque sunsets.

The gardens front and back are paved, meaning no tedious mowing – ideal for anybody who is away from home for any period. Raised beds provide plenty of scope for planting, while walls and fences provide warmth, shelter and a safe place for dogs and children. There is parking for up to four cars.

Kenninghall is a thriving and well set up village with a primary school, the ancient Red Lion pub offering accommodation and food, a surgery, a shop and a post office. Beautiful Norfolk countryside is on the doorstep with many local wildlife sanctuaries such as Boyland Common, Redgrave and Lopham Fen, and Thetford Forest. Banham Zoo is just a short drive away. The village is very well placed for wider connectivity with the busy market town of Diss with its supermarkets, boutique shops and Corn Hall arts centre just 15 minutes by car. From here, trains depart regularly for London, Norwich and Cambridge. The arterial A11, meanwhile, is ten minutes away putting Thetford and Norwich in easy reach by car

# STEP OUTSIDE

## Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council – Band E

Services: Mains Electricity & Water, Solid Fuel Heating (underfloor to ground floor) Immersion Heater for water, Solar Panels, Private Drainage (Treatment Plant - this is shared and located in the neighbour's garden - they share the cost of maintenance).

Current supplier for the internet is BT - We are informed that County Broadband at much higher speed, is available close by.

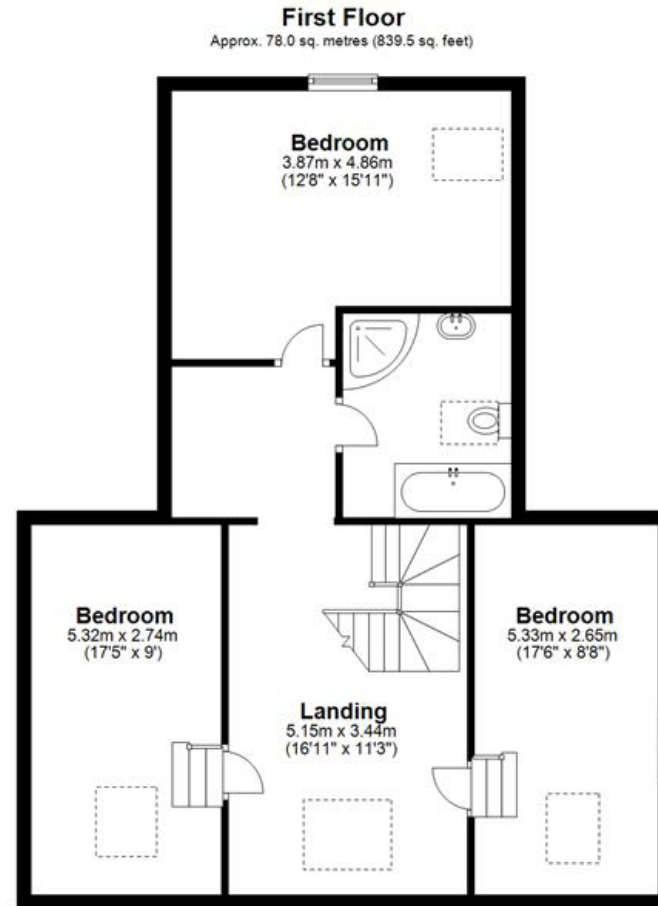
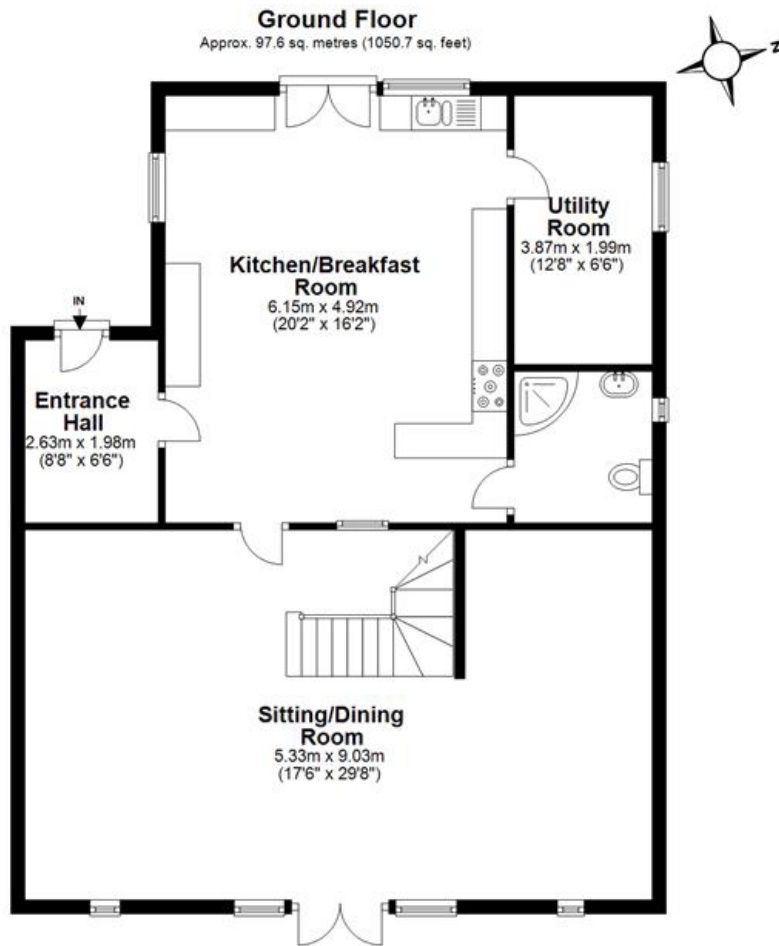
Note: There is an easement in place along a strip of land to the side owned by our vendors and the neighbour has pedestrian access down to allow him to move a lawn mower from front to back etc.

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 taking a right hand turn onto Heath Road - continue to the T junction, take a right hand turn onto Fersfield Road. The property will be found on the right 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 - [players.pushover.pile](https://players.pushover.pile)



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



**Total area: approx. 175.6 sq. metres (1890.2 sq. feet)**

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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