



Caldbeck
Brooke Road | Seething | Norfolk | NR15 1DP

FINE & COUNTRY

REACHING NEW HEIGHTS



“Embrace country life with easy access to amenities and enjoy making your home in this attractive and well-designed conversion. Vaulted ceilings and original timbers showcase the scale and heritage of the barn, while the semi-open feel of the living space flows beautifully and is full of light. A large mezzanine over the garage offers enormous potential, while the barn and its three neighbours form a group that’s surrounded by open farmland.”



KEY FEATURES

- A Charming Attached Barn Conversion, circa 1830, Converted in the early 1990's
- Located in the Desirable Village of Seething, Norfolk
- Three/Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Vaulted Ceiling Sitting Room with Wood Burner
- Dining Room and Study/Bedroom Four
- Front and Rear Gardens Laid to Lawn
- Double Garage with Very Useful Full Height Room Above
- The Accommodation extends to 2,273sq.ft
- Energy Rating: F

This beautiful barn conversion enjoys a truly idyllic setting, surrounded by open countryside, yet it's just a minute or so from Seething, with its primary school, village hall and church, and from the bustling village of Brooke. One of three barns alongside the former farmhouse, you have plenty of peace and privacy here but also benefit from the security of neighbours. Your rural dream starts here!

Altogether Attractive

Skilfully converted in the early 1990s, this barn has been in the same ownership since around 1995 – a much loved, long-term home. It effortlessly nods to the heritage of the building, with plenty of exposed beams and timbers, and has additional features like the brick chimneybreast that add further character. The receptions and kitchen all have vaulted ceilings which enhances the sense of space and gives the rooms real wow factor. All in all, this is a lovely place that anyone would be proud to call home!

A Warm Welcome Home

The accommodation here is much larger than it first appears. On entering the barn, the bedrooms are on the left-hand side and the living areas to the right. There are four bedrooms, so you could have one as a study if preferred. The master has built in wardrobes and an en-suite shower room, while the other three bedrooms share the family bathroom with a corner bath and separate shower. There's access to the private rear garden from the rear hall. On the other side of the barn, you come into the dining room and a part-open studwork wall allows you to see through to the sitting room.





KEY FEATURES

This semi-open room is lovely and characterful but also works well for social occasions, as it's connected both to the main sitting room and to the kitchen. The sitting room is the star of the show here – a glorious room with that beautiful high ceiling, wonderful oak beams and a woodburner to keep it cosy on long winter nights. The dual aspect and feature bay window allow light to fill the room throughout the day.

A Countryside Community

Outside there's a detached double garage with a large mezzanine room above that could easily be converted and used as a games room, hobby space or home office, subject to planning. There are gardens to the front and rear of the barn, all nice and private as the barn sits with two others down a long drive with no passing traffic. As well as the neighbours, you'll have plenty of wildlife to keep you company, with game birds, deer, owls and even peacocks! A footpath runs past the end of the drive, which is ideal for dog walking, and there's another a little way down the lane that takes you into Brooke, so you can head out for a drink or dinner in the pub. Seething is less than a mile the other way, and has a highly-regarded primary school, as well as a village hall that hosts lots of special interest groups, such as art and yoga, and holds events like a recent bingo evening. There's an active wildlife group in the area too. The neighbouring playground is sure to be a hit with young children.

























INFORMATION



On The Doorstep

Seething is charming village and lies close to the Neighbouring parishes including Bergh Apton, Kirstead, Woodton, Hedenham and Mundham. There is a nursery within a few miles and an excellent first school in Seething village as well as local village shop, post office and village hall. Secondary schooling would be at Loddon (3miles) with schools in the private sector at Langley near Loddon or Norwich. Loddon has an excellent centre with a variety of shops and amenities and Norwich, the Cathedral city is approximately 9 miles distant and has a main line rail link to London Liverpool Street.

How Far Is It To?

Norwich lies approximately 8 miles north west of Seething 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. The thriving market town of Beccles is approximately 13 miles south east. Situated on the River Waveney it has some good riverside walks as well as a plethora of shopping and eateries. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Diss is about 20 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions - Please Scan The QR Code Below

Leave Beccles on the A146 towards Norwich. When you reach the main roundabout at Loddon, turn left onto Mundham Road and continue along this road and join Brooke Road. Continue along this road and past the Seething & Mundham Primary school, a little further along the road you will see a red post box on the right-hand side, turn left here and the property will be the first property on the left hand side.

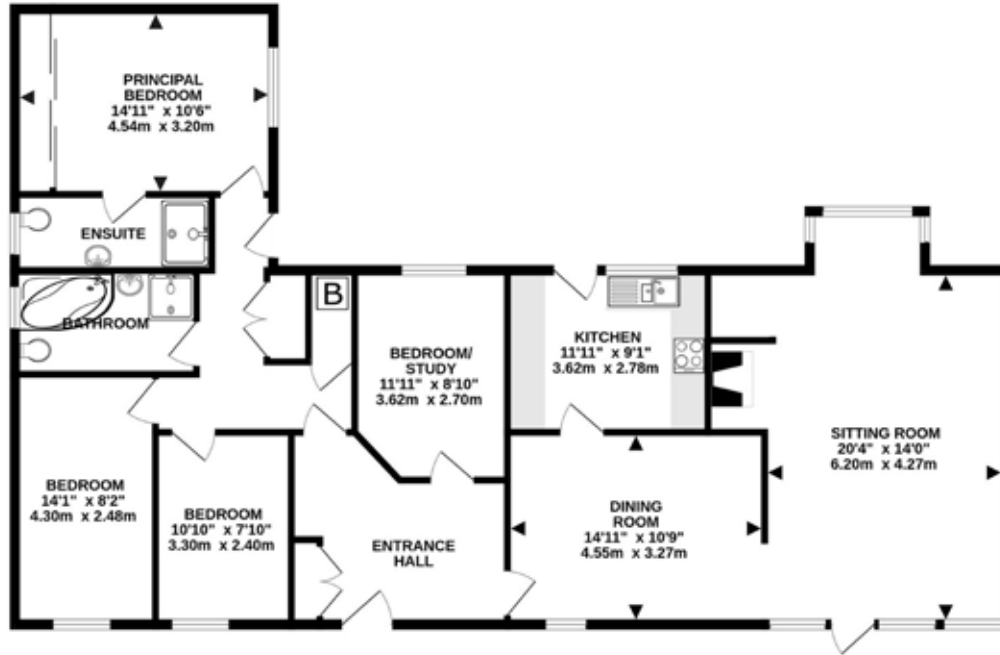
What Three Words Location

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... [gain.dividers.imply](#)

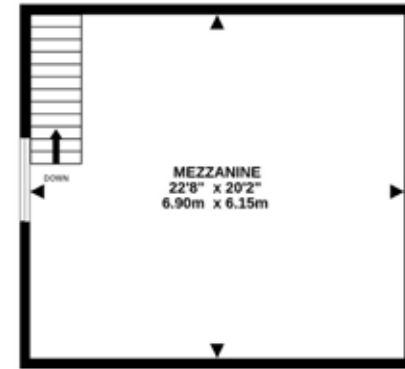
Services, District Council and Tenure

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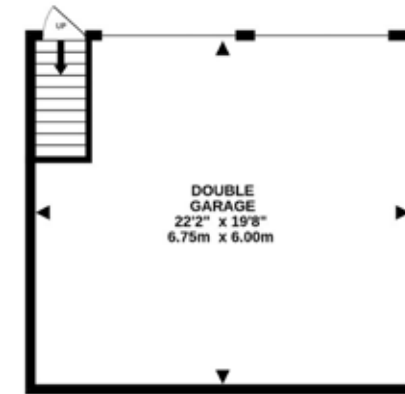




GROUND FLOOR
1382 sq.ft. (128.4 sq.m.) approx.



MEZZANINE
22'8" x 20'2"
6.90m x 6.15m

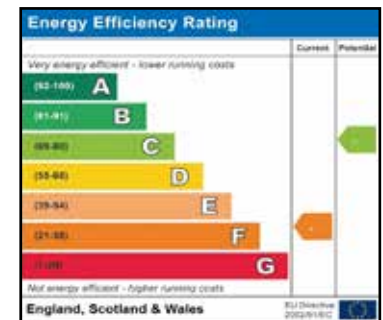


DOUBLE GARAGE
22'2" x 19'8"
6.75m x 6.00m

TOTAL FLOOR AREA : 2273 sq.ft. (211.2 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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