

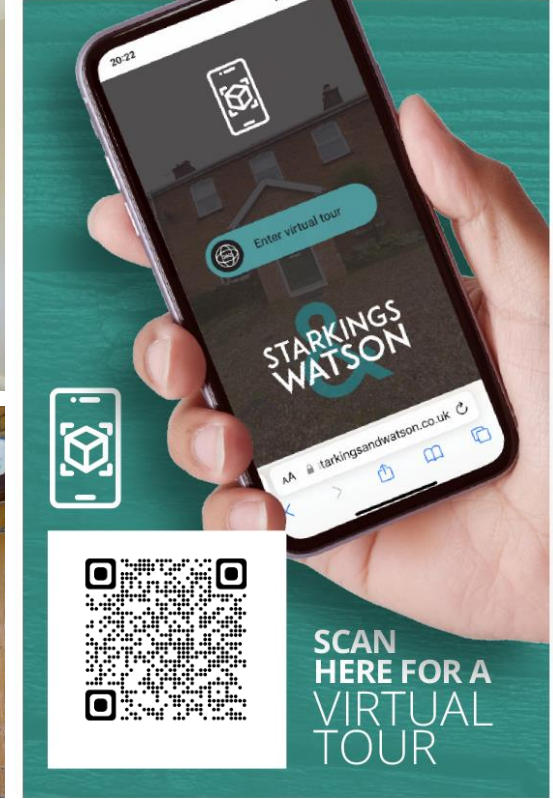
NEWPORT ROAD

South Walsham, Norwich NR13 6DS

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Detached & Extended Character Home
- 1.1 Acre Plot (stms)
- Substantial 39' Outbuilding & Stables
- Hall Entrance with Wood Burner
- Two Formal Reception Rooms
- Panoramic Field Views
- Kitchen/Breakfast Room
- Four Spacious Bedrooms

IN SUMMARY

Occupying a 1.1 acre plot (stms) with PANORAMIC FIELD VIEWS, this DETACHED 1920's CHARACTER HOME includes brick built stables and a HIGH QUALITY 39' WORKSHOP/STORAGE BUILDING. With some 1740 Sq. ft (stms) of accommodation in the main property, a flexible layout can be found, with POTENTIAL to extend or remodel the layout (stp). Various upgrades have been completed, including a NEW BOILER in recent years. Sitting around the WOOD BURNER, the porch and hall entrance create an ideal meet and greet space, with a FORMAL 22' SITTING ROOM and 11' DINING ROOM to one side. A useful W.C and utility room lead off, with a 20' KITCHEN offering further dining space and access to a porch/sun room. The LARGE LANDING AREA gives all of the FOUR BEDROOMS privacy, whilst offering VIEWS from every window. TWO BEDROOMS lead off the landing, with potential to make one an en suite if desired. To the outside, the PROPERTY sits to one corner of a TRIANGULAR PLOT with a range of formal gardens.

SETTING THE SCENE

Fronting Newport Road, the property offers two parking areas, one being the shingled side driveway where a single brick built garage can be found, and the other through a gated access where the outbuildings can be found.

Screened from the road by mature hedging, a wrought iron gate leads you to a courtyard frontage, with the oil tank and main entrance door.

THE GRAND TOUR

Stepping inside, a porch entrance opens to the large and welcoming hall, centred on a feature cast iron wood burner, complete with tiled flooring for ease of maintenance and built-in storage. A range of doors lead off, starting to your right where the stairs lead up and a formal dining room can be found at the front of the house. Finished with dual aspect views, a feature fire places adds to the character, whilst ample floor space ensures a family sized dining table would easily sit. The sitting room sits adjacent, formed in an L-shape which allows for a study or snug section, and the main living space complete with triple aspect views and French doors to the garden. A useful W.C and utility room lead off the hall entrance, with tiled splash backs and room for laundry appliances. The kitchen/breakfast room runs front to back on the left hand side of the property, with triple aspect views and a range of built-in kitchen units, complete with an inset electric ceramic hob and built-in electric double oven. Tiled flooring runs under foot, with space for a dining table and range of white goods. Double doors open to a uPVC double glazed side porch/sun lounge for added space. Heading upstairs, the galleried landing affords each bedroom space and privacy, with doors leading off. The main bedroom sits to the far end, with outstanding views, fitted carpet, and potential to make an en suite utilising the adjacent family bathroom. Currently complete with a five piece suite, the bathroom is fully tiled, and includes a separate shower and bath. The next double bedroom is currently used as a study, whilst being finished with a feature fire place and stripped wood flooring. The last two carpeted double bedrooms are comparable in size,



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both with fitted storage. A further family bathroom serves this end of the property.

THE GREAT OUTDOORS

Occupying a plot of 1.1 acres (stms), the grounds offer something for everyone. From formal gardens, vegetable plots, a large wildlife pond, and a wide variety of trees, there is huge potential to make the space your own. Once a series of paddocks, a range of brick built stables still offer storage, and could be re-purposed. The plot forms a triangle shape, with beautiful planting, areas of wildlife garden, and an overall feeling of total seclusion. The large workshop/storage building offers 39'x29' of space, with a concrete base, power and lighting. Further storage includes the aforementioned stable block and single garage.

OUT & ABOUT

South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The village covers 3,000 acres, has some 350 dwellings, pubs with restaurants, a post office/stores, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school. It has two broads, South Walsham Broad only a 5 minute walk away, a boatyard and a nature reserve.

FIND US

Postcode : NR13 6DS

What3Words : ///choirs.racks.peach

VIRTUAL TOUR

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

AGENTS NOTE

Solar panels are installed on the workshop building providing some electricity for use and a feed in tariff which has returned in the region of £1100 PA. The property uses a private septic tank.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



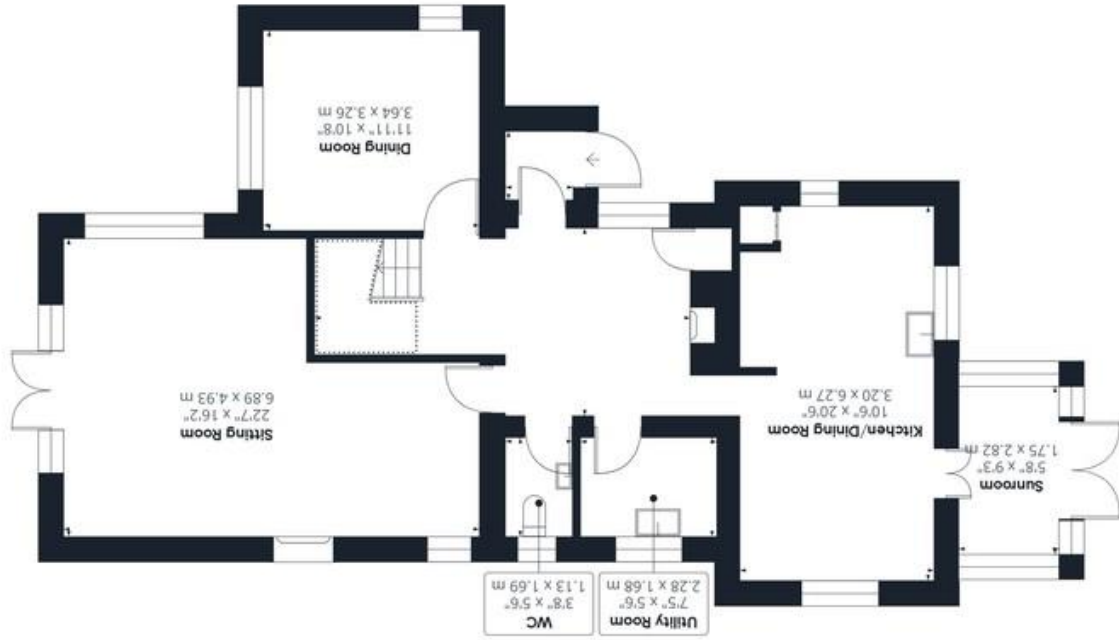
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Floor 1 Building 1



Ground Floor Building 1



GIRAFFE 360

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

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m
1743.03 ft²
161.93 m²
Reduced headroom
32.17 ft²
2.99 m²