



The Folly,
Crown Street, Banham, Norfolk



**MUSKER
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ESTATE AGENTS



Diss - 7 miles

Norwich - 19 miles

Bury St Edmunds - 22.8 miles

A charming and deceptively spacious Victorian home set in the heart of the South Norfolk Village of Banham. The property has been beautifully presented and sympathetically refurbished throughout to provide a perfect blend of character, exceptional standards of finish and expectations of modern living. Past the charming entrance hall we find a bright, airy, open plan living space that incorporates the sitting, dining and kitchen as one. A garden room leads to the patio and handy utility and ground floor lavatory feature. On the first floor two double bedrooms and a bathroom lead off the landing whilst a door opens to the delightful roof terrace. Outside the property is approached by a charming front courtyard whilst at the rear an enclosed garden offers areas of lawn, planted beds and seating. Viewing is essential.

Accommodation comprises briefly:

- Entrance Hall
- Open Plan Sitting/Dining Room
- Garden Room
- Kitchen
- Utility Room & Cloakroom
- Two Double Bedrooms
- Bathroom
- Roof Terrace
- Attractive Enclosed Garden



The Property

Entering The Folly we catch a glimpse of the Village Green before pushing open the front door of this charming home. The accommodation has been extensively refurbished and enlarged in recent years to provide well laid out and spacious accommodation perfect for modern living yet with a sympathetic eye for detail that embraces this Victorian home. The entrance hall enjoys exposed timber floor boards and a decorative staircase rising to the first floor accommodation, a door opens to the sitting room and we pass a charming window in the walk in pantry before entering the kitchen area. The superb open plan sitting/dining room enjoys a large window to the front elevation, the fireplace has an inset wood burning stove, set on a pamment hearth which offers a cosy focal point to this large room whilst timber floor boards flow from here into the dining area. 'French style' doors lead out into the garden room which in turn flows to the delightful outside space making this ideal when summer entertaining. The kitchen is well fitted with timber worktops set over a contemporary range of units that boast a butler sink set below one of two windows. An oil fired range offers a focal point to the room and powers the central heating whilst a separate two burner hob offers a quick and convenient cooking alternative. A large walk in pantry completes the kitchen space and offers un-compromised storage. The kitchen opens into the utility room with plumbing for washing machine and tumble dryer and doors leading to both the garden and ground floor lavatory. On the first floor the landing has an access hatch to the roof space, linen cupboard and a doors opening to the superb roof terrace. The master bedroom has a window to the front elevation and bespoke built-in wardrobe along with a store cupboard set in the original chimney breast. The second bedroom is an attractive double aspect room again boasting a bespoke built-in wardrobe and feature wrought iron fireplace. The bathroom echoes the exacting standards seen through the home and boasts a bath with shower over, wash basin set in a vanity unit and low level w/c. This completes the accommodation.



Gardens and Grounds

Pushing open one of two decorative wrought iron gates that pass the charming railing frontage we enter the property via the attractive front Victorian style courtyard front garden. A path leads us to the front whilst to the left a second gate follows a path to the side of the property and we find gated access to the rear. At the rear we step out of both the utility room and garden room onto a delight area of patio perfect for summer entertaining. A low level brick wall separates the patio and lawn and continues to form attractive planted flower beds that frame the lawns. The space is enclosed by an attractive brick wall which continues to form a small brick outbuilding. At first floor level we step from the landing to the charming roof terrace which provides an elevated view of the surrounding green space and a perfect spot for a morning 'cuppa'

Location

The property is situated in the centre of the South Norfolk Village of Banham. The village is well equipped with a range of amenities including a post office, village store and church, all centred around the charming village green. The village is also home to 'The Banham Barrel' public house, Banham Primary School and Banham Zoo. The primary school was recently rated as 'Outstanding' by Ofsted. Further afield is the market town of Diss where there is a mainline rail station on the Norwich to London Liverpool Street line. Alternatively, Attleborough is five miles away which has a station on the Norwich, Cambridge route. The A11 is only 10 minutes away which connects Cambridge & Norwich.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains water, electricity and drainage connected.

EPC Rating: F

Local Authority

Brekland District Council

Tax Band: B

Postcode: NR16 2HW

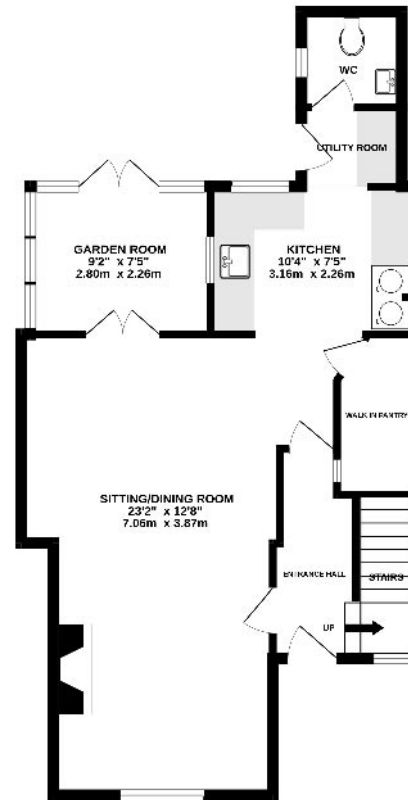
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. The property is offered with the added benefit of planning permission to build a third bedroom in place of the current roof terrace if required.

Tenure

Vacant possession of the freehold will be given on completion.

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown here are not used, tested and no guarantee is given as to their operability or efficiency (see the ground floor plan for details).

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.