

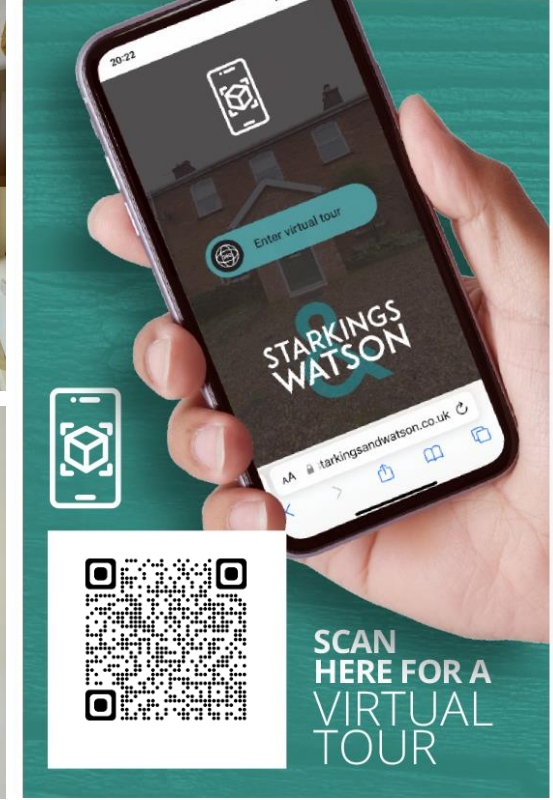
HURN LANE

# Tacolneston, Norwich NR16 1EE

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- No Chain!
- Grade II Listed Terraced Barn Conversion
- Garage & Ample Parking
- Sizeable Lawned Gardens & Front Courtyard
- Open Plan Living & Kitchen
- Exposed Timber Beams & Character Features
- Up to Four Bedrooms
- En-Suite, Bathroom & Shower Room

### IN SUMMARY

NO CHAIN. Tucked away in a RURAL SETTING is this Grade II Listed Terraced BARN CONVERSION, with a NEWLY RENOVATED INTERIOR, with ample PARKING behind a TIMBER FIVE BAR GATE, with a GARAGE and enclosed GARDENS. Finished with UNDERFLOOR HEATING to both the ground and first floors, over 1480 Sq. ft (stms) of accommodation can be found inside, with predominantly OPEN PLAN LIVING - ideal for entertaining and family life. With FOUR FLEXIBLE BEDROOMS including ONE to the ground floor, there are options for multi-generational living with a SHOWER ROOM adjacent, family bathroom upstairs and EN SUITE off the main bedroom. The living space includes a 14' ENTRANCE which is set under a glazed roof - making an ideal family/garden room. With an EXPOSED BRICK WALL and TIMBER BEAMS, steps lead to the main living space, open plan with the NEWLY FITTED kitchen/dining room, whilst offering further timber beams and recessed spotlights throughout the space.

### SETTING THE SCENE

Leaving Hurn Road, an unmade track leads to the range of

barns and farm buildings. Parking can be found in front of the garage, whilst a timber five bar gate leads to the private shingle driveway with ample parking and turning space. The oil tank is concealed, whilst the front lawns sweep the main entrance and newly laid patio area. Views can be enjoyed across the adjacent fields, whilst fencing can be found next to the patio for privacy.

### THE GRAND TOUR

A front timber porch leads to the front door, where you step into the hall/family room - brimming with character and charm. Travertine tiles can be found under foot including under floor heating, with exposed timber beams and brick work. A glazed roof overhead floods the room with natural light, whilst high level windows borrow light into the main bedroom. A hall way leads off to the ground floor bedroom and shower room, whilst steps lead to the main living space - with flowing travertine tiled flooring and underfloor heating. French doors and high level windows flood the room with natural light, with ample room for soft furnishings and stairs rising to the first floor complete with storage under. The kitchen area is open plan, with a room for a dining table. Complete with a new modern range of wall and base level units, a full suite of appliances are integrated including an electric ceramic hob, electric double oven, washer/dryer, fridge and dishwasher. A shelving unit conceals a secret storage area under the stairs. Heading up, the first floor is newly carpeted throughout, with vaulted ceilings. The main bedroom leads to the left, with a beautiful range of exposed timber beams, gallery to the ground floor and feature free standing rolled top bath. An en suite W.C with roof light faces to front. The second bedroom faces to front and includes a quirky snug/storage area with eaves access, whilst the third bedroom is to the rear. Lastly, the family



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**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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bathroom is finished with a white three piece suite, complete with tiled splash backs and flooring, with a shower over the bath.

### THE GREAT OUTDOORS

The main garden space can be found between the barn and parking area, however a shingled courtyard can be found to the rear, with a raised bed and patio area. Offering huge potential for landscaping, the courtyard is a suntrap and would be an ideal space to enclose, offering privacy in the summer months with the French doors open.

### OUT & ABOUT

The property is situated in Tacolneston which has fantastic countryside walks close by and offers a beautiful setting with rural views. The village of Tacolneston is located between Norwich, Attleborough, Diss and Wymondham. With the City and Market Towns offering a wealth of amenities, the village itself offers a village pub, a takeaway and hair dressing salon, social club, primary school and good access to the Wymondham College, and within the catchment area for Wymondham and Long Stratton schools.

### FIND US

Postcode : NR16 1EE

What3Words : ///flank.joys.factories (access) ///hthouse.await.times (barn)

### VIRTUAL TOUR

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

### AGENTS NOTE

The property is currently on two title deeds, with a new set of boundary plans being completed as per the driveway and gardens which are visible when viewing the property. The property utilises a shared sewerage treatment plant, which is located on a neighbouring property, with costs apportioned. We are advised the property has had access to High Speed Full Fibre broadband.

**GIRAFFE360**

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

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.9ft)

Approximate total area<sup>m</sup>  
 1488.54 ft<sup>2</sup>  
 138.29 m<sup>2</sup>

Reduced headroom  
 87.27 ft<sup>2</sup>  
 8.11 m<sup>2</sup>

HYBRID ESTATE AGENTS  
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