



The Coach House
Brick Kiln Lane | Suffield | Norfolk | NR11 7EP

MOVING WITH THE TIMES



“Dating back to the 1800s, this character barn has been carefully converted with a thoughtful layout and further extended since, so it’s well suited to today’s busy lifestyles. The current owners have renovated the property, working from the roof down, and the result is a delightful home with plenty of personality. Sitting in a glorious rural setting and surrounded by gorgeous green gardens.”



KEY FEATURES

- A Wonderful Character Barn Conversion situated in the Village of Suffield
- In Total Five Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- The First Floor Guest Bedroom benefits from an En-Suite WC
- Kitchen/Breakfast Room with Separate Utility
- Large Sitting Room and Dining Area Separated by Vertical Studwork with Mezzanine Level Above
- Study/Bedroom Five on the Ground Floor
- Beautiful Landscaped Gardens extend to 0.57 of an acre and include a Greenhouse, Vegetable Garden and Small Stream Pergola and Seating Area plus a Summerhouse with Bar, ideal for Entertaining; Two Sheds and a Wood Store
- Timber Garage and Driveway providing Plenty of Parking
- The Accommodation extends to 2,767sq.ft
- Energy Rating: D

You'll love the peace and tranquility of the setting here, with birdsong the only sound. There's a huge variety of wildlife and a strong connection to the surrounding countryside, yet you're well placed for amenities, just down the road from Waitrose and a short drive from two of the area's most popular restaurants.

A True One Off

One of the lovely things about barn conversions is that each is unique, with its own story to tell and its own character. This one has heaps of personality and the conversion has been done to maximise the features, with extensive use of wood, exposed timbers, wooden and tiled floors, a magnificent double height area and more. The owners have worked hard to renovate it, recently replacing the roof, kitchen and bathrooms, windows and more. They've also cleared and landscaped the gardens, restoring and adding outbuildings. The result is a home that's as carefully considered outside as it has been internally and it's a place anyone would be happy to call home.

Meeting Your Needs

The main sitting room is a spectacular space, with a soaring ceiling and glazing in the roof above the French doors. There's a feature chimney breast with a log burner and the room is separated from the dining area by an open studwork partition, which makes it a lovely space for entertaining. This in turn flows into the kitchen breakfast room – another highlight. Here a row of bifold doors opens at one end of the room, creating a comfortable flow out onto the patio and towards the bar and the pizza oven in the garden.





KEY FEATURES

Again, this is a superb entertaining area and very versatile. A young family might prefer to have seating in here and use it as a playroom, or to have their formal dining area in here and keep the dining area as a snug. Also on the ground floor is a useful utility room, an en-suite principal bedroom and another double bedroom with a family bath/shower room next to it. This bedroom makes a great home office too, tucked away from the main living space. The barn has very fast broadband, so working from home is a breeze, even if you have people streaming movies at the same time! The first-floor accommodation is reached up three staircases, which makes it super versatile. There's a mezzanine over the dining area, two bedrooms over the kitchen and a further bedroom over the principal bedroom, which benefits from an en-suite WC – all of them a good size. It means if you have teenagers you can spread them out around the barn and they all have their own space – also the case for visiting friends. This is definitely a property that can rise to every occasion and one that works for each stage of family life, seamlessly transitioning as needed.

Countryside And Coast

Outside the gardens extend to just over half an acre and are totally private and truly idyllic. There's a greenhouse and vegetable garden where you can grow your own, two sheds and a wood store plus a pergola for al-fresco dining. There is a pretty looking timber garage plus a driveway close to the barn, providing plenty of parking. You'll see deer, woodpeckers, finches, hedgehogs and more, either in the garden or fields around, while the little stream attracts more wildlife. The neighbours are friendly but never intrusive and there's a lively community within the village, centred on the nearby village hall. Events include monthly coffee mornings, so it's easy to meet people if you're new to the area. An area of community woodland down the road is another village asset and includes fruit trees and barbecue facilities. The Gunton Arms, Suffield Arms and Vernon Arms are all a short drive from the barn if you fancy dinner or a drink, while Aylsham and North Walsham are also only a few minutes' drive. You can head up to Cromer or down to Winterton if you fancy a day at the beach – it's all so close by.

Agents Note

Vehicular access to the garden from the lane beyond the existing access to the driveway is by permission of the landowner.









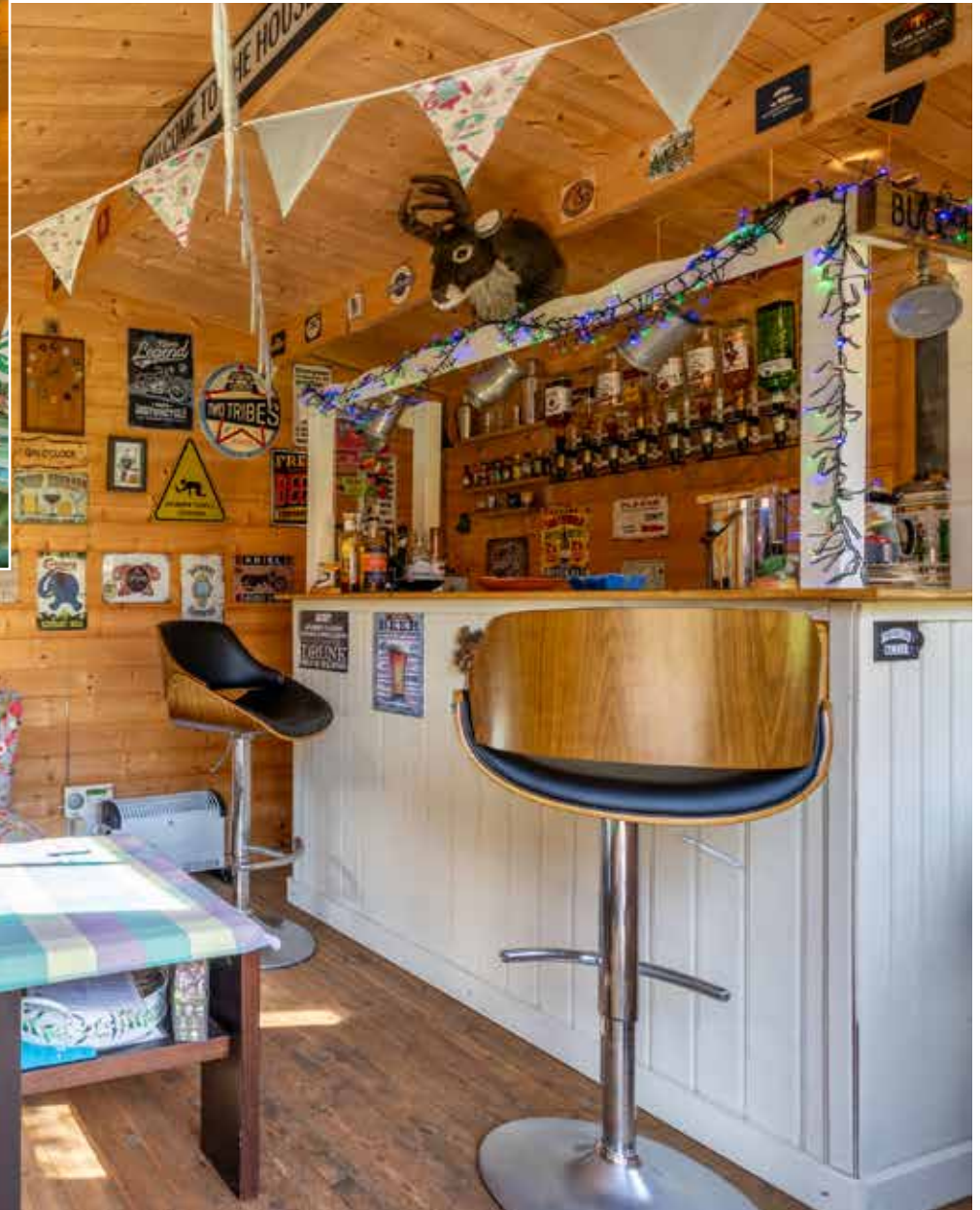




















INFORMATION



On The Doorstep

Suffield is situated a short distance from the thriving market town of Aylsham, which offers a wide variety of amenities including a traditional butcher, greengrocer, post office, library and monthly farmers market. There are also many leisure facilities including riding, a tennis club and a choice of local golf courses. Aylsham is ideally located between Norwich and Holt for a choice of independent schools. To the south of Suffield is the National Trust's 'Blickling Hall' and to the north is 'Felbrigg Hall' and the Heritage coastline.

How Far Is It To?

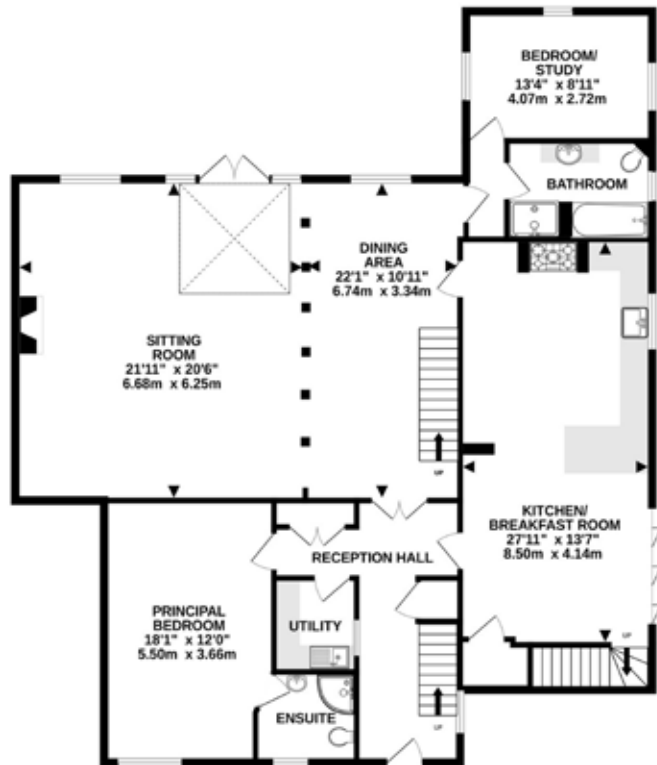
Norwich is approximately 17 miles to the south where a more comprehensive range of shopping, leisure and cultural facilities can be found. Norwich has a mainline railway station to London Liverpool Street as well as an international airport. The North Norfolk coast is a 20 min drive north where you have a wonderful selection of quaint seaside villages with an abundance of local wildlife, nature trails and sandy beaches. The famous Norfolk Broads can be found to the south with its many varied waterways offering water activities galore as well as a variety of bird life.

Directions

Leave Norwich on the A140 and head towards Cromer. At the roundabout just before Aylsham, turn right and continue to head towards Cromer. Turn right onto the B1145 and follow the road for 2 miles before turning left and then right and then right onto Brick Kiln Lane, where the property will be found on the left hand side.

Services, District Council and Tenure

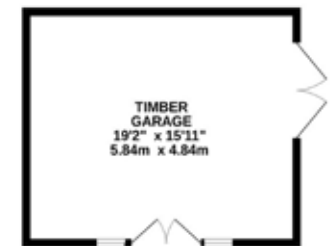
Oil Central Heating, Mains Water, Drainage via Water Treatment Plant
Fast Broadband Available - vendors ue BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Tax Band D
Freehold



GROUND FLOOR
1762 sq.ft. (163.7 sq.m.) approx.



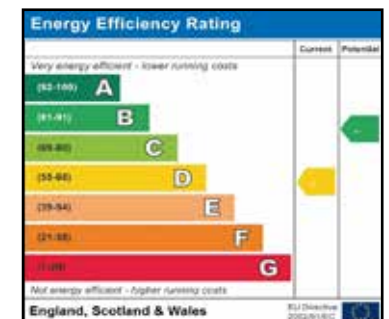
1ST FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



OUTBUILDINGS
419 sq.ft. (38.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2767 sq.ft. (257.1 sq.ft.) approx.
TOTAL FLOOR AREA : 3186 sq.ft. (296.0 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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