



The Old Potting Shed
Lakes Road | Langmere | Norfolk | IP21 4PE

BLACK BEAUTY



A stunning and stylish former barn, this modern and contemporary property set in approximately 2 acres, is not to be missed.

If you enjoy entertaining guests, the layout can't be bettered whether you're inside in winter, with the cosy log-burner roaring away, or spilling out into the huge garden in summer to dine on the terrace and spot wildlife on the pond.



KEY FEATURES

- A Stunning Converted Barn in the Peaceful Location of Langmere near Dickleburgh
- Three Bedrooms, One on the Ground Floor with Shower Room
- Two Further First Floor Bath/Shower Rooms
- The Principal Bedroom also benefits from a Juliet Balcony overlooking the Pond
- Expansive Open Plan Living, Dining and Kitchen Area with Beautiful Spiral Staircase; Separate Utility Room
- Summerhouse equipped with Wifi for Working from Home
- The Grounds extend to 2 acres (stms) and include a Beautiful Natural Pond and Orchard, Extensive Kitchen Garden with Greenhouse, Polytunnel and Chicken Run/Coop
- Equestrian Potential plus Numerous Outbuildings including Cartlodge and Sheds
- Electric Gates lead to a Gravelled Area providing Plenty of Parking
- The Accommodation extends to 1,581sq.ft
- Energy Rating: C

"It's the peace and quiet," says the owner. "There's no passing traffic and the garden is absolutely silent." The location of this farm building is indeed hard to beat, sharing the road with just one other residence. Originally dating from 1890, the building is rendered in classic barn black with traditional pantiles above, a timeless combination that never goes out of style. Electric gates lead into a generous gravelled area with secure parking for several cars. The current owners keep their motorhome safe here.

Step Inside

Converted in 2009 and with a comprehensive refit in the past two years, this barn conversion definitely puts 21st century living ideals at the forefront. Most of the ground floor is given to a voluminous living space of over 500 square feet where kitchen, dining and sitting rooms all blend seamlessly. It's the ideal layout for entertaining guests, especially for the cook who can face guests and chat while standing at the stove. The mood - white walls and sleek black windows - is architectural and elegant. An occasional wooden ceiling joist, possibly a remnant of the former barn, and some exposed brick soften the palette, as does the beautiful Amtico flooring in blonde oak finish. After a recent refit, the kitchen can safely be described as state-of-the-art. Integrated appliances are inserted into space-age shiny white units and quartz counters, including a white quartz sink and boiling water tap. Keeping this streamlined space clean will be not just simple but a pleasure. Across the mid-height breakfast bar and counter is space for a dining table which looks out to a sunny and sheltered south-facing area just outside a set of French windows. At the eastern end of the room, the barn doors aperture is now glazed with another set of French windows that look down the garden and open to the terrace.





KEY FEATURES

In the corner, a woodburning stove is a lovely wintry feature. The dramatic and space-saving spiral staircase in the centre of this huge room is a feature as attractive as it is ingenious, the lack of a hallway and conventional staircase being the means of delivering this enviably uninterrupted space.

Functionality

A door from the kitchen leads into possibly the smartest utility you'll ever see. The usual unsightly working parts are brilliantly hidden behind more gleaming white units and counters, and the extra storage and sink in here suggest it will excel at functioning as kitchen overflow – ideal at Christmas or for parties. At the end of this wing is a bedroom, currently used as a home office, and in here is access to a huge attic space which provides excellent storage. In between is a wet room, another recent refurbishment, very modern and gleaming white again.

Exploring Upstairs

The statement staircase leads to the upper floor where are two large double bedrooms each with an en-suite bathroom and large built-in wardrobe. The one you'll want as the principal bedroom is an easy choice – the one with the French windows and Juliet balcony from where you can look down the garden, or watch the sunrise from bed. At night, the balcony is the ideal place to view stars in the dark East Anglian skies.

Step Outside

There's much to explore in almost 2 acres of gardens. Around the house are two seating areas to take advantage of sunshine at different times of day – the south-facing gravelled courtyard outside the dining room and the paved terrace outside the sitting room. Just beyond is the beautiful natural pond, a large specimen with resident fish and popular with local wildlife including nesting moorhens and a beautiful display of waterlilies. At its far end, an enchanting stepped seating area is the perfect spot for watching activity on, or in, the water. Nearby, a substantial summerhouse with electricity and WiFi makes an idyllic workspace with possibly the world's best commute. The garden extends considerably, eventually opening out into a huge kitchen garden with a protected growing area at its centre. A 45-foot polytunnel, greenhouse, chickenrun with coop, cartlodge, workshop and shed (both with power), and multiple taps for watering all make this a garden with immense potential for the horticulturalist. If you prefer horses to gardening, the fenced central paddock awaits, and conversion of the cartlodge to a small stable would be a relatively simple project. An orchard of fruit trees including apple, plum, pear and medlar completes the offer of this wonderful garden.

































INFORMATION



On The Doorstep

This tranquil location is within easy reach of two villages. Both Rushall and Dickleburgh are within walking distance, the former with The Half Moon country pub which offers fine dining, while the latter is a larger settlement with a pub, village shop and post office, a fish and chip shop and a primary school rated "outstanding".

How Far Is It To?

Connectivity from this dreamlike spot is good. In just a quarter of an hour, you can be in the busy market town of Diss. Trains run regularly on the London to Norwich mainline and reach Liverpool Street in about an hour and a half. The arterial A140 is just a few minutes away and will get you to Norwich in just over half an hour. In the other direction, Ipswich is within three quarters of an hour.

Directions

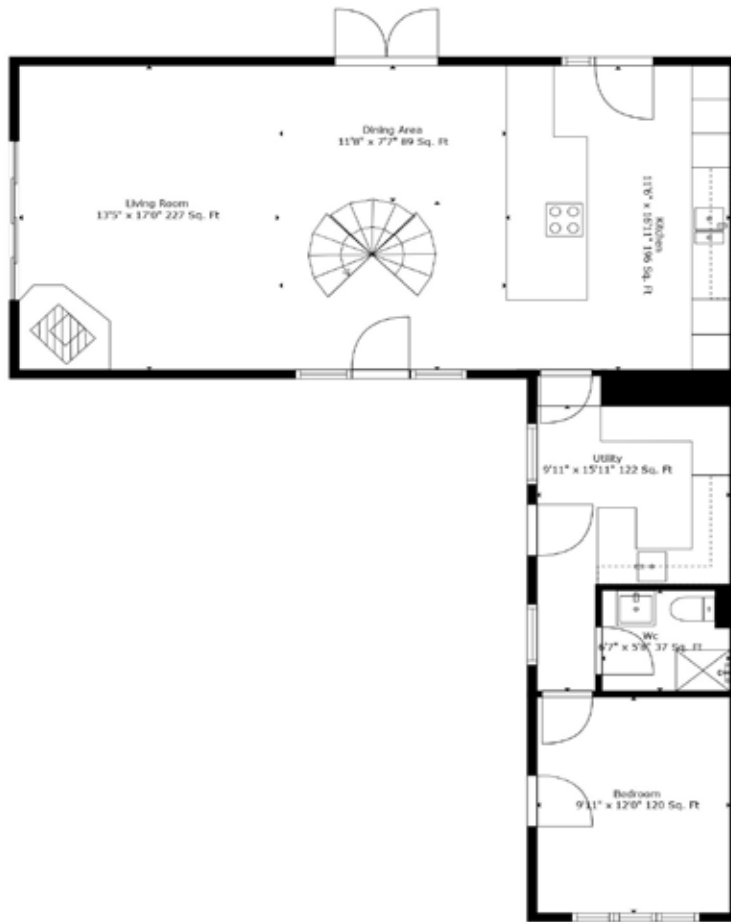
From Diss head east on the A1066 to the A140 and head north to the Dickleburgh roundabout and head into Dickleburgh. Turn right onto Rectory Road. After approximately 1 mile turn right into Lakes Road and the property is up on your left.

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... [stand.glorious.catchers](https://www.stand.glorious.catchers)

Services, District Council and Tenure

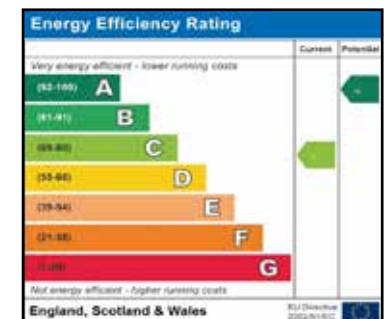
Oil Central Heating, Underfloor Heating to the Ground Floor
Mains Water, Private Drainage via Klargester
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
South Norfolk District Council - Tax Band E
Freehold



Floor 1



Floor 2



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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