



STREET FARM BARN
MARKET PLACE, KENNINGHALL, NR16 2AH



A superb barn conversion with annexe/studio and 1.28 acres in the heart of the highly sought-after village of Kenninghall.

The property is an imposing and substantial brick barn conversion in the heart of the highly sought-after village of Kenninghall. With a secluded village position, covered verandahs and a sun terrace with swimming pool there are echoes of a French or Italian rural farmhouse in the heart of Norfolk.

The accommodation is both spacious and versatile. The front door opens to the entrance hall with stairs to the first floor. At the heart of the house is an impressive double aspect sitting room with feature fireplace and opening to terraces on both sides. There are vertical beams and glazing looking into the dining room and access to the opposite end into a music room. The double aspect kitchen/breakfast room is fitted with a comprehensive range of cream wall and base units. It connects to a spacious utility/boot room. There is also a useful study and a ground floor shower room. On the first floor the principal bedroom has an en-suite and there are 4 further bedrooms, each with their own character. The family bathroom has a freestanding roll-top bath and

separate shower.

A discreet gravel driveway leads from the road to a parking area for several cars. The delightful covered verandahs create a wonderful sense of arrival. There is a patio to the rear that leads to the raised sun terrace with heated swimming pool. There is an excellent detached studio which is currently used as a one bedroom annexe but could be an artist's/music studio or wonderful entertaining space. The gardens and grounds are a delight and real surprise for being in the centre of the village. Laid largely to lawn and interspersed with mature trees, they total 1.28 acres.

LOCATION

Kenninghall is a delightful village with a shop and two public houses as well as health centre and primary school. Nearby is the market town of Diss which offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.



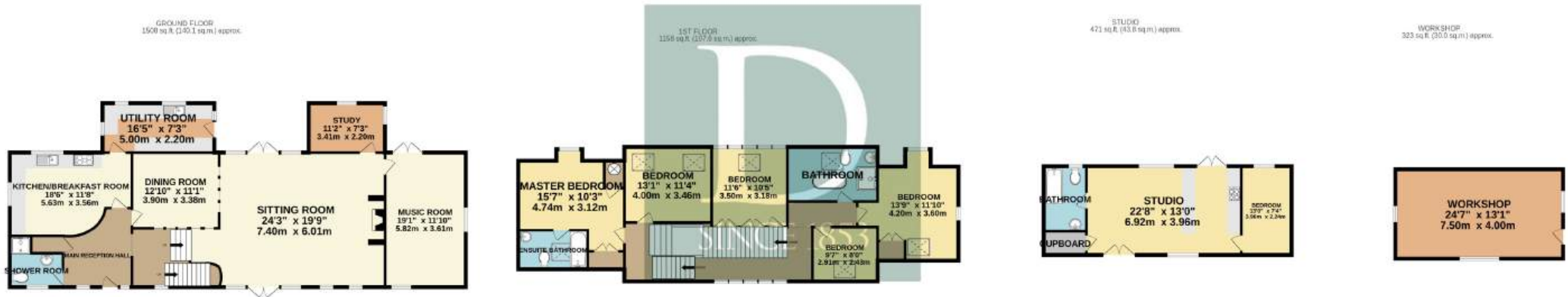








FLOORPLAN



TOTAL FLOOR AREA : 3461 sq.ft. (321.5 sq.m.) approx.

Whilst every attempt 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Oil Fired central heating. Mains electrics and water with drainage via septic tank.
(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Breckland District Council
Council Tax Band G

ENERGY PERFORMANCE

E Rating

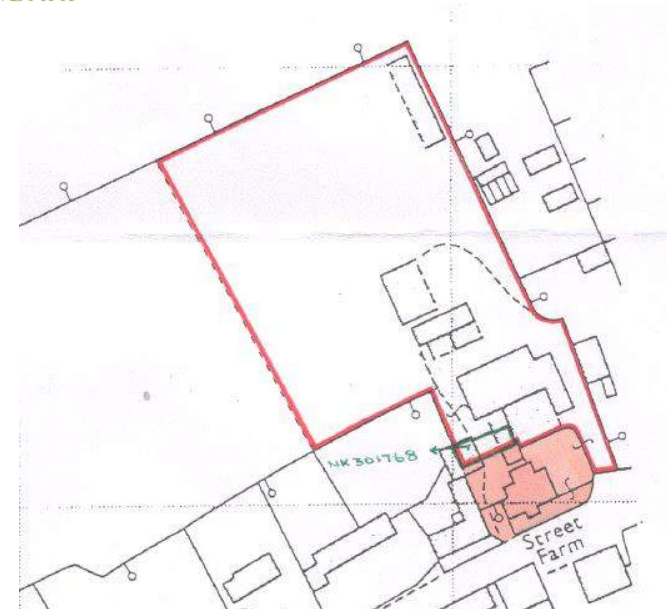
VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

BOUNDARY





Residential **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

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