



Mill Barn
Winfarthing Road | Banham | Norfolk | NR16 2DH

BEAUTIFUL VAULTED BARN



This impressive 17th century threshing barn is an unusual and dramatic family home – one you will neither tire of nor grow out of. This U-shaped building, with four bedrooms and three bathrooms in the largest wing, is attached to a separate one-bedroom annexe, another home in itself.



KEY FEATURES

- A beautiful five-bedroom Grade II listed Barn conversion
- Integrated and exceptionally presented one bedroom annexe
- A large and social bespoke kitchen dining area
- An exceptional living room with double height vaulted ceilings
- Four-bay Cart Lodge
- Immaculately kept garden with a suntrap patio area
- Set within approximately half an acre of grounds (stms)
- Incredible rural location just outside of the local village of Banham
- A short drive from the train links and amenities of Diss
- Business income potential

Set a short distance from Banham in the Norfolk countryside, this barn occupies a small enclave with a couple of neighbours, including the farmhouse next door. Although among a very friendly group of neighbours, each property is private, meaning you'll enjoy the peace and quiet of being away from it all while knowing you're not isolated. From the road you enter the premises through a gated driveway, which contains a large front garden and four bay cartlodge then through a further five bar gate into a private courtyard and patio area.

Step Inside

Enter the entrance hall, turn right and this leads you into the one bedroom annexe or into the useful utility room and WC. Turn left and you'll enter the spacious and expansive kitchen. The kitchen has a distinctly modern vibe with shiny quartz surfaces and bold blue units. Cooking for a crowd in here will be no problem, even if the crowd are in here with you! A large island offers a comfortable spot for non-cooks to sit, drink or do homework out of the way while the working end is kept neatly to one side. You'll find all modern necessities and requirements here, including a wine fridge in handy reach of the cook.

If you thought the kitchen was spacious, step through into the main sitting room adjacent. Wow! An intake of breath, and you may momentarily imagine yourself in the nave of a cathedral with the roof pointing heavenwards many metres above. The structural engineering of hundreds of years ago is on display in all its glory with rafters and studwork spanning the walls and ceilings while tie beams cross in space high overhead. In the centre of this vast historic space – over 600 square feet of it – is the original brick threshing floor, positioned between the two enormous barn doors so that the draught assisted with the winnowing. The floor now has a delightful patina and is well matched to brick flooring either side of it which conceals underfloor heating. A suspended ceiling at one end near the kitchen creates a cosy area in which is a wood-burning stove.





KEY FEATURES

At the other end of the room, the high gable end is now glassed allowing sunlight to flood the space. Through some open studwork is a long sunroom with a glass wall looking out to the garden behind, a delightful spot which ensures enjoyment of the garden year-round. Beyond the sitting room is a large bathroom, ideally placed next to the hot tub outside, of which more later. Also on this floor, just off the kitchen, is a handy home office while at the other end of the entrance hall you'll find a utility and WC.

Upstairs

Needing to pass above or below those all-important tie-beams, the staircases are consequently idiosyncratic and interesting. Four bedrooms have been cleverly engineered into the first floor, although not all on the same level. At either end of this floor are two larger bedrooms with en-suite shower rooms while in the middle, and on their own level, are two smaller bedrooms. Of special note – and a big part of the wow factor – the bedroom in the middle of the building has a stunning door high in the wall from where you can look down to the sitting room below. Who wouldn't want first dibs on this room?

Annexe

Across the central entrance hall is a door which will bring you into the self-contained one-bedroom annexe. Here is a large living room with a wood-burning stove at one end and a simple-but-complete kitchen at the other. The suite includes a double bedroom and a charming period-style bathroom with boxcar siding and a shower over the roll-top tub. Beautifully aged terracotta floor tiles with under-floor heating unite this superb annexe. Whether you use it to generate income or to co-habit with elderly relatives – or as guest accommodation at big family celebrations – this is a valuable addition that no large family home should be without.

Outside

With large lawns both in front of and behind the property, there's always a place to catch the sun, particularly within the west-facing central courtyard. The rear of the barn has a covered veranda, ideal for dodging the odd summer shower, offering an outside covered space all year round. A wide brick terrace skirts the back of the building onto which the sunroom can be opened. A better arrangement for summer parties and barbecues, it's hard to imagine. At the end of the lawn a matching black-board-and-pantile building currently houses a bar but could be a great place for a gym or home office. At the far end of the central courtyard is a small enclosure inside which is the hot tub from where you can gaze up at the star-studded Norfolk skies. Afterwards, simply step straight into that large bathroom which is so perfectly situated right next door.

















The Annexe

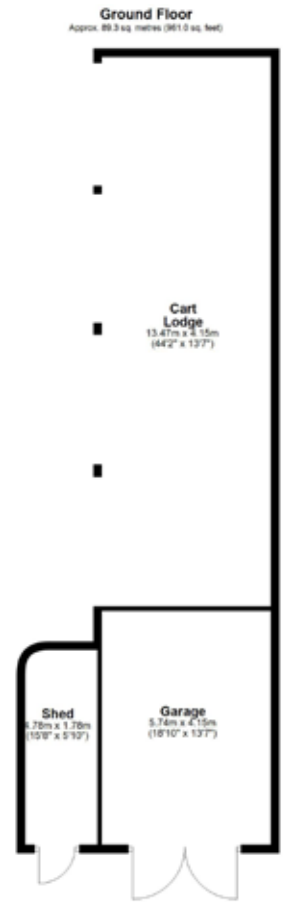








INFORMATION



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, content and quantities shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planity.

Cart Lodge & Garage

On the doorstep

Banham is a popular and well-connected village with several shops, a church, a primary school, a post office, a green, and even a zoo. There's plenty going on! The Garden House country pub offers food while The Banham Barrel is known for live music events. The Banham Community Centre offers a variety of sports, dance and social events.

How far is it to

Further afield, the larger town of Attleborough is a very short drive away, while Diss, with fast and frequent rail services to London and Norwich, is within 20 minutes.

Directions

From Diss head North on the B1077 and take a left on to the Winfarthing road towards Banham. The house is on your right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of threewords. Download the app to pinpoint the exact location of this property using thewords... /// sunflower.enforced.evidence

Services, District Council and Tenure

Oil Central Heating, underfloor to main house, Annexe electric Heating underfloor. Mains Electricity and Water & Private Drainage, Treatment plant shared with next door (costs and maintenance) Broadband Available – There is Fibre to the Property please check www.openreach.com/fibrecheck eMobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk – to check

Note - We are informed that there is a covenant that a business cannot be run from the cart lodge after 2200 hrs.

Breckland District Council – Main House, Tax Band E – Annexe Band A Freehold



TOTAL: 2671 sq. ft, 249 m2
 FLOOR 1: 2117 sq. ft, 197 m2, FLOOR 2: 554 sq. ft, 52 m2
 EXCLUDED AREAS: PORCH: 26 sq. ft, 2 m2, EN SUITE: 32 sq. ft, 3 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



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