



Vale Road, Thurton - NR14 6AP

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Vale Road

Thurton, Norwich

This EXCEPTIONAL BARN CONVERSION presents a rare opportunity to own a piece of COUNTRYSIDE TRANQUILITY within easy reach of urban amenities. As you drive through the SWEEPING GATED DRIVEWAY, this SUBSTANTIAL PLOT offers an 0.87 ACRE PLOT (stms), whilst the residence boasts stunning countryside VIEWS and a convenient location close to the A146 for easy access to Norwich and Lowestoft. With over 1900 sq. ft (stms) of accommodation, this property exudes charm with beautiful CHARACTER FEATURES such as exposed TIMBER BEAMS and BRICKWORK throughout. Modern luxuries haven't been forgotten, with AIR SOURCE HEATING providing UNDER FLOOR HEATING throughout. Step inside to discover a homely kitchen with CENTRAL ISLAND and vaulted ceiling above, a dual aspect SITTING ROOM with a feature WOODBURNER, UTILITY ROOM, cloakroom, and a dining room. The separate study/hall adds practicality, while FOUR SPACIOUS BEDROOMS over the two floors can be found, including a ground floor bathroom, and 14' FIRST FLOOR BATHROOM which acts as an EN SUITE, with a luxury feature shower and bath, ensuring comfort and style are seamlessly combined in this inviting home. THE GREAT OUTDOORS beckons from this property, surrounded by the vast 0.87-acre plot (stms), where the gardens wrap around with a stunning frontage and a separate paddock. The front lawned area offers an ideal family-friendly space complemented by uninterrupted field views.

- No Chain!
- Occupying a 0.87 Acre Plot (stms)
- Stunning Countryside Views
- Over 1900 Sq. ft (stms) of Accommodation
- Beautiful Character Features with Exposed Timber Beams & Brickwork
- Homely Kitchen with Central Island & Vaulted Ceiling
- Dual Aspect Sitting Room with Feature Wood Burner
- Four Spacious Double Bedrooms

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

Situated under half a mile from the A146 and on the edge of the rural village of Thurton, the property is extremely convenient for access to Norwich, some 15-20 minutes away, but with the benefits of multiple countryside walks, and the typical village amenities including a Public House, Primary School and Village Hall. The amenities are shared with the neighbouring villages which all connect, whilst Loddon which is approximately a 5-10 minute drive away has a far wider range of amenities including Doctors, Shops and High Schools. An excellent bus service is available to Norwich, Loddon and Beccles.



SETTING THE SCENE

Approached via a timber five bar gate, a sweeping shingle driveway greets you, providing ample off road parking and turning space, with adjacent lawned gardens highlighting the panoramic field views beyond. A further gate leads to the adjacent paddock and a timber five bar gate leads to the front courtyard garden. The courtyard includes an area of artificial lawn with a raised timber deck seating area, whilst the pathway leads to the main entrance door and covered porch.

THE GRAND TOUR

Once inside, the hall entrance creates a versatile meet and greet space, and also an ideal home office or study area with wood flooring and under floor heating underfoot. A window faces to the rear, with a high level ceiling including recessed spotlighting and an exposed brick wall to one side. Doors lead off to bedroom accommodation and the main sitting room. With a warm and inviting ambience, the sitting room enjoys a light and bright space with twin sets of French doors to the front and rear, with a feature cast iron woodburner sat on a pammant tiled half. Exposed timber beams sit above with recessed spotlighting, whilst stairs rise to the first floor landing with a door taking you to the adjacent dining room. Flowing seamlessly through the property, wood effect flooring can be found underfoot and dual aspect windows to front and rear. Further timber beams can be found above with recessed spotlighting, with ample space for soft furnishings or a dining table, whilst double doors and a step take you to the main kitchen sat under a vaulted ceiling with a velux window to rear. The kitchen offers extensive storage with a central island adorned with Quartz work surfaces and an inset sink unit. Space is provided for a range style cooker with tiled splash-backs and extractor fan above, whilst a large pantry cupboard sits to one side and a range of integrated appliances include a fridge freeze and dishwasher. A further set of French doors lead to the front courtyard, with timber beams and exposed brickwork above. The central island forms a breakfast bar where functionality and entertaining meet, whilst stairs rise to a useful utility room providing space to conceal laundry appliances including a washing machine and tumble dryer. The utility offers further storage with solid wood work surfaces and inset sink unit, whilst a door leads to the rear garden. The ground floor W.C is complete with a white contemporary two piece suite including storage under the hand wash basin.

The ground floor bedroom accommodation can be found, with doors leading to the three double bedrooms, along with a useful built-in storage cupboard adjacent. Each of the bedrooms offer a light, bright and inviting interior with wood flooring underfoot and double glazing. The family bathroom services all all three bedrooms with travertine tiled walls and flooring, including a walk-in shower and adjacent panelled bath. The sink unit is formed in a vanity style unit with storage below and recessed spotlighting above.

To the upstairs, the landing leads to the main double bedroom and adjacent bathroom where the bedroom itself is sat under a vaulted ceiling with exposed timber beams and a velux window to rear. Twin built-in storage cupboards lead to walk in wardrobe and storage area, whilst the bathroom opposite effectively creates an ensuite facility with a luxury feel. The central freestanding bath sits proudly in the middle with a vaulted ceiling above, including exposed timber beams and a velux window to rear. The large walk-in double shower cubicle includes a digitally controlled rainfall shower, with a hand wash basin set within a vanity unit with storage below and wood effect flooring underfoot.

FIND US

Postcode : NR14 6AP

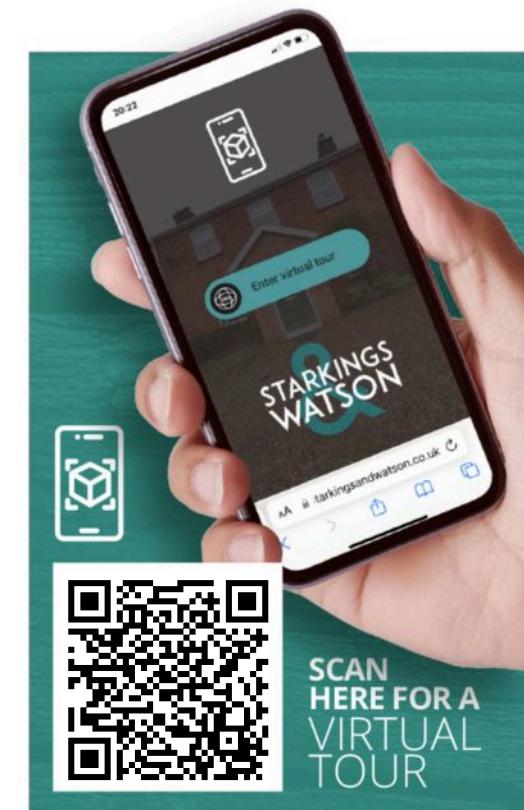
What3Words : ///take.inhabited.firebird

VITRUAL TOUR

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

AGENTS NOTES

The property utilises a private sewerage treatment plant which is shared with the neighbouring property. All costs are split on a 50/50 basis.



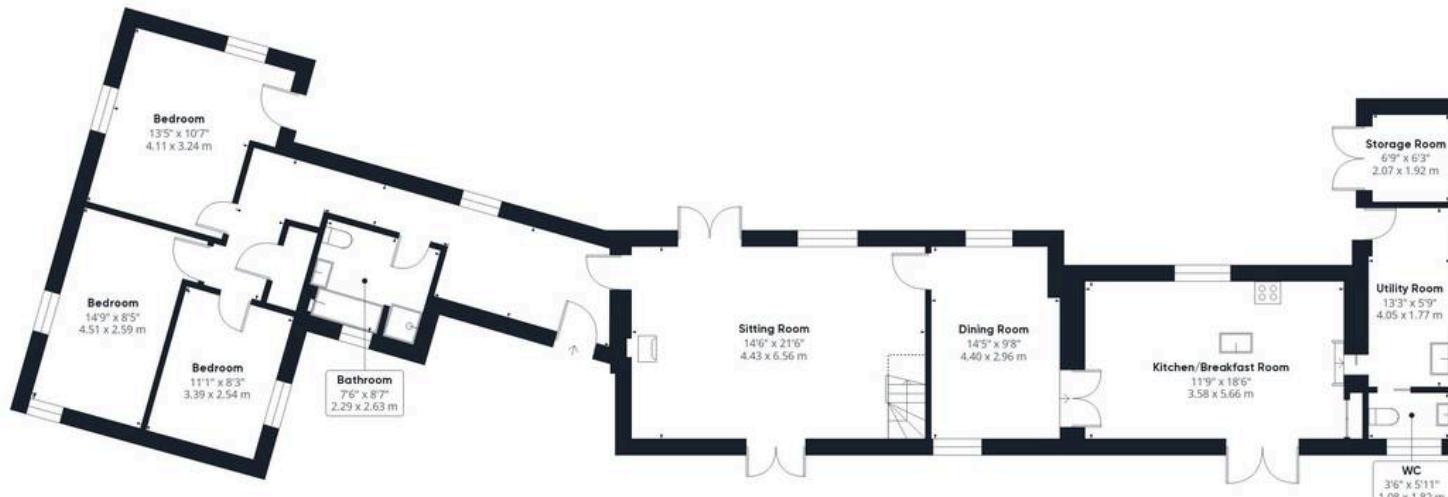




THE GREAT OUTDOORS

Occupying a vast 0.87 acre plot (stms), the gardens wrap around the property, with a large frontage and separate paddock. The lawned area to the front of the property can not only be an ideal family friendly space, but also an area to enjoy the uninterrupted field views. The front courtyard area is finished with decking for a private and more intimate outside space, whilst the split level rear garden offers a private and enclosed area of grass. The paddock offers a wealth of potential for a buyer who loves outdoor pursuits or wildlife, or for maintaining privacy and distance from neighbours. A clad container offers exterior storage in the rear garden, with potential for a garage or cart lodge to be erected (stp).





Approximate total area⁽¹⁾

2059.03 ft²
191.29 m²

Reduced headroom

120.12 ft²
11.16 m²



Floor 1 Building 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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 and 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.