



Tithebarn Lane, Thurlton - NR14 6RW



Tithebarn Lane

Thurlton, Norwich

This substantial FARMHOUSE and ANNEXE of over 1800 sq. ft (stms) is an idyllic COUNTRY RETREAT. Set on a generous 0.72-acre plot (stms) with picturesque FARMLAND SURROUNDS, this property offers a PEACEFUL ESCAPE from the hustle and bustle of city life, whilst being adorned with CHARACTER FEATURES. Inside, the HALL ENTRANCE creates the ideal meet and greet space, with access to the TWO RECEPTION ROOMS - both centred on a FEATURE FIREPLACE, with a WOOD BURNER in the SITTING ROOM. A spacious 17' KITCHEN/BREAKFAST ROOM sits to one end, with GARDEN VIEWS and ample space for a breakfast table. The FAMILY BATHROOM sits to the ground floor, with a separate W.C to the top floor. FOUR DOUBLE BEDROOMS including the main bedroom with a DRESSING ROOM and EN SUITE lead off the landing. To the outside, the gated driveway provides ample parking and leads to a GARAGE, whilst the ANNEXE includes an OPEN PLAN LIVING SPACE, with a DOUBLE BEDROOM and EN SUITE SHOWER ROOM. THE GREAT OUTDOORS beckons with gardens enveloping the property on all sides.

The rear garden is a haven of tranquillity, featuring well-stocked flower and shrub borders, a WILDLIFE POND, and a patio spanning the rear of the property. Extending in an L-shape, the plot boasts a large fruit cage, apple trees, and vegetable beds. While most of the land is dedicated to wildlife, it offers the potential to transform into immaculate lawns should the new owner desire

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Rural Village Setting
- Substantial Farmhouse & Annexe of Over 1800 Sq. ft (stms)
- Occupying a 0.72 Acre Plot (stms) with Farmland Surrounds
- Two Characterful Reception Rooms with Brick Built Fireplace
- 17' Kitchen/Breakfast Room
- Four Double Bedrooms
- W.C, En Suite & Family Bathroom
- Gated Driveway with Ample Parking & Garage

Thurlton is a small rural village located South East of Norwich within close proximity to the larger village of Loddon and Market Town of Beccles. Surrounded by open countryside and spectacular walks all year round, the village still boasts a local shop, public house and primary schooling.



Regular bus and excellent road links provide easy access to the nearby villages, Norwich City Centre and across to Haddiscoe/St Olaves for boating on the Norfolk Broads.

SETTING THE SCENE

The property approached via a gated entrance, where the shingle driveway opens up to ample parking space with a detached timber built garage and EV car charger. The front lawned gardens run adjacent to various planting and hedging, with gated access into the rear garden and doors taking you to the main property and annexe.

THE GRAND TOUR

The main entrance hall within the main property is finished with wood flooring and creates the ideal meet and greet space, with a front facing window for excellent natural light. Double doors open to the formal sitting room whilst a door takes you to the family bathroom - tucked away on the ground floor with a white period style three piece suite including a freestanding rolled top bath with mixer shower tap. The formal sitting room offers dual aspect views to side and rear with a feature brick built fireplace housing a cast iron wood burner with a brick tiled hearth. Stripped wood flooring runs underfoot whilst exposed timber beams can be found above and an opening takes you to the adjacent dining room. Fully open plan and with a further feature fireplace and brick tiled hearth, this characterful room offers exposed timber beams above whilst the stripped wood flooring houses a sunken well with feature glazing offering views underground. Stairs rise to the first floor landing whilst dual aspect views can be found to the front and rear and a door takes you to the adjacent kitchen. The kitchen is finished with an L-shaped arrangement of base level units including space for a range style cooker with tiled splash-backs and an extractor fan. With a ceramic butler sink and space for a fridge freezer & dishwasher, whilst brick tiled flooring runs underfoot and a stable door takes you to the garden.

Heading upstairs, the carpeted landing leads to the four bedrooms - all of which are comfortable doubles in size. The main bedroom includes a walk-in wardrobe with hanging rail space and shelving, along with a private ensuite shower room complete with a white three piece suite and thermostatically controlled shower. Useful storage cupboards can be found to one side, whilst a window allows you to enjoy garden views. The three further bedrooms are all accessed via timber latch and brace doors whilst being serviced by a useful first floor W.C.

The annexe building includes its own independent access with a door from the driveway and rear garden, with electric storage heating and fitted carpet to the main living space. The door leads off to a double bedroom with a built-in wardrobe and front facing window, whilst a shower room also leads off the main living space with a three piece suite including a modern finish with an electric shower, space for laundry appliances and storage shelving.

FIND US

Postcode : NR14 6RW

What3Words : ///grounded.tells.reclusive

VIRTUAL TOUR

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

AGENTS NOTES

The annexe utilises shared services with the main property.



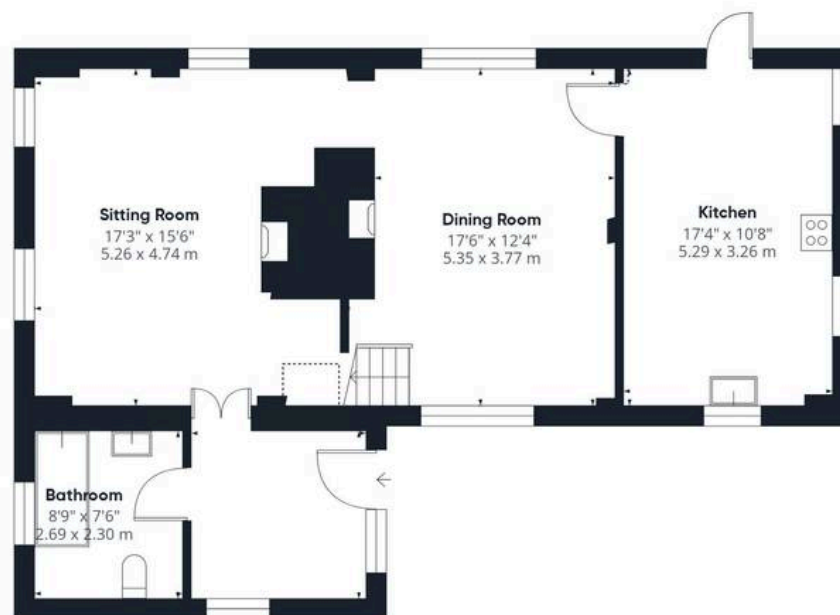




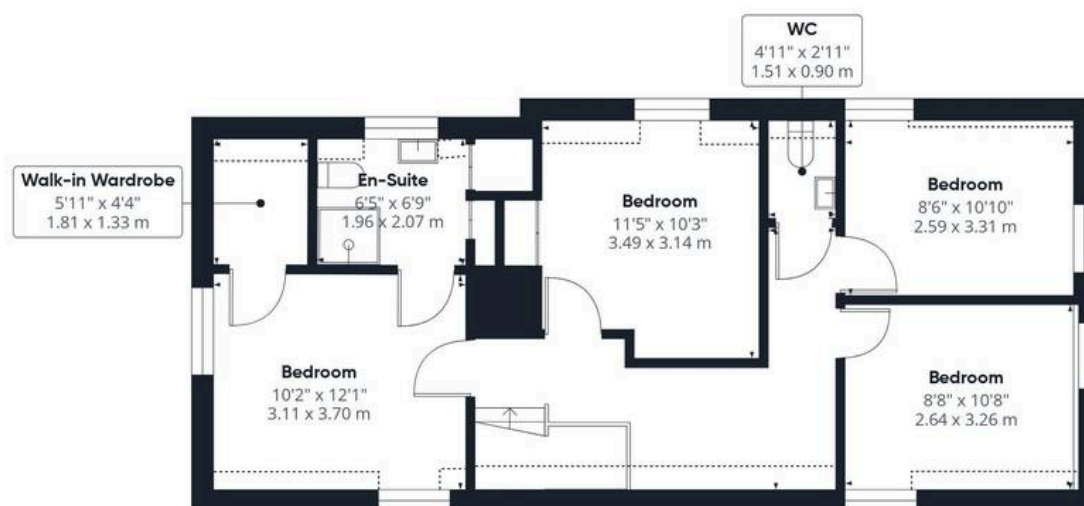
THE GREAT OUTDOORS

The property occupies a 0.72 acre plot (stms), with gardens surrounding the property to the front, side and rear. The rear garden is a private and tranquil retreat, including well stocked flower and shrub borders, including a wildlife pond, and patio across the rear of the property. The plot is formed in an L-shape and includes a large fruit cage, apple trees and vegetable beds. Most of the plot is left for wildlife, but could be come immaculate lawned gardens if a new owner wished. To the front of the property, the garage structure can be found, with double doors to front.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1808 ft²

168 m²

Reduced headroom

48 ft²

4.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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