



Beetley, Dereham - NR20 4DG

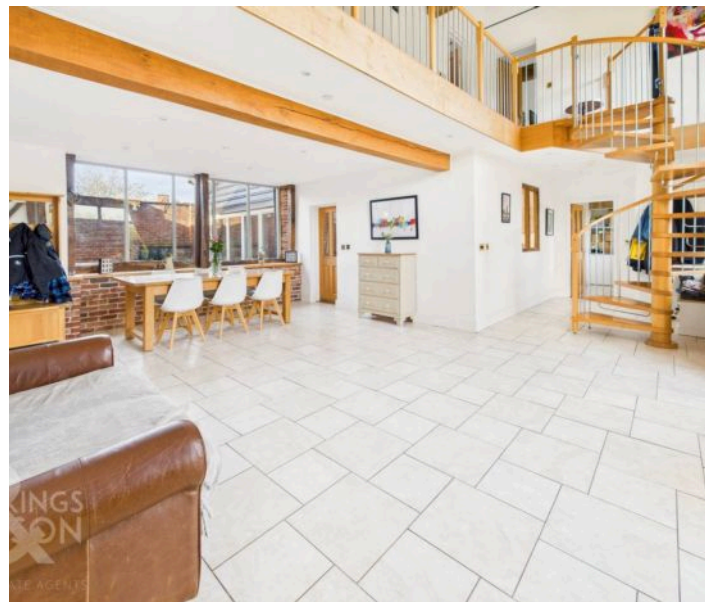




## Beetley

Dereham

NO CHAIN. Enjoying an elevated POSITION with OPEN GREEN SPACE VIEWS to front, this exceptional semi-detached BARN was converted in 2007, creating a unique living experience of OVER 3000 Sq. ft (stms), and a LOW MAINTENANCE COURTYARD GARDEN. With a stunning BLEND of MODERN convenience and HISTORIC CHARM, adorned with CHARACTER FEATURES that will take your breath away, a range of exposed timber beams, brickwork, and vaulted ceilings create an ambience of RUSTIC ELEGANCE. The five-bar GATED DRIVEWAY welcomes you home each day, leading to convenient storage at the front. The grandeur continues inside with double doors opening into a 26' GALLERIED ENTRANCE, with UNDERFLOOR HEATING to both the ground and first floor. Spiral stairs lead up, whilst LARGE WINDOWS draw your eye to the courtyard. Setting the tone for the luxury that awaits, the kitchen is a chef's dream, featuring CORIAN SURFACES, WALK-IN PANTRY, space for a RANGE STYLE COOKER and a boiling water tap, while the 23' SITTING ROOM showcases a grand INGLENOOK FIREPLACE and MULTI-FUEL BURNER for cosy evenings.





Additionally, the property offers separate STUDY and SNUG ROOMS perfect for work or relaxation, along with a UTILITY ROOM and W.C. Upstairs, FOUR spacious DOUBLE EN SUITE BEDROOMS provide comfort and privacy for the whole family.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Semi-Detached Barn Adorned with Character Features
- Over 3000 Sq. ft (stms) of Accommodation
- Five Bar Gated Driveway & Storage to Front
- Double Doors leading into a 26' Galleried Entrance
- 23' Sitting Room with a Grand Inglenook Fireplace
- Four Double En Suite Bedrooms
- Secure Courtyard Garden

Beetley is a typical Norfolk village situated some three miles North of Dereham. With an excellent local school and New Inn Thai Restaurant & Public House', the neighbouring village of Gressenhall offers a newly opened community owned Pub - The White Horse, village post office and shop. Dereham offers a wide range of amenities, and is only a short drive way.



## SETTING THE SCENE

Approached via a timber five bar gate, a shingle driveway opens up providing off road parking and turning space, with access leading to the main property and adjacent storage shed.

## THE GRAND TOUR

Heading in via the grand double doors, a large galleried hall entrance greets you with tiled flooring underfoot for ease of maintenance, with a range of exposed brickwork and timber beams. This vast space exudes character whilst also being a functional space with room for coats and shoes and stairs rising to the first floor landing. Large windows to the rear of the hall give a glimpse of the courtyard garden beyond, as doors lead off to the kitchen and living accommodation. The formal sitting room sits to the left hand side centred on a large feature inglenook fireplace of exposed brickwork and including a cast iron multi fuel burner, with a range of exposed brickwork and timber beams to the room. This characterful and cosy room offers countryside views to front and an opening to the adjacent study area - with a wealth of potential uses and currently fitted out with a range of bespoke study furniture including desking and storage cupboard space. This light and bright room continues the character theme with exposed brickwork and a vaulted ceiling including timber beams. The kitchen has been remodelled to include a contemporary high gloss range of wall and base level units including space for a range style electric cooker, with an extractor fan above and ample room for an American style fridge freezer including an integrated dishwasher. The kitchen is open plan to the adjacent snug or dining room, with exposed brickwork and vertical timber beams separating the two areas. The kitchen includes Corian work surfaces and an instant boiling water tap, along with a walk-in pantry which is fully shelved. The snug seating area is centred on the exterior courtyard with a full width range of bi-folding doors opening up and complete with tiled flooring and underfloor heating, whilst being set under a vaulted ceiling with exposed timber beams.

From the hall entrance a useful utility room leads off providing further storage space with room for general white goods and laundry appliances, whilst also housing the floor standing oil fired central heating boiler. A ground floor W.C is tucked away with further cupboard storage space and a feature hand wash basin set on a vanity unit.

To the first floor, the galleried landing enjoys a light and bright space with views across the adjacent farmland, with each bedroom enjoying separation and privacy from one another. The main bedroom sits on the left hand side of the property - adorned with exposed timber beams and a vaulted ceiling, with twin front facing windows for natural light. With ample space for bedroom furniture and wardrobes, a private ensuite bathroom leads off including a freestanding roll top bath, useful storage under the hand wash basin, and a walk-in double shower cubicle with a thermostatically controlled twin head rainforest shower. The three further bedrooms all feature unique aspects and character features, with fitted carpet and double glazing installed. Each of the bedrooms enjoys an ensuite with two of them being ensuite shower rooms and one being an ensuite bathroom with a rolled top bath and separate double shower cubicle including a rainfall shower.











## THE GREAT OUTDOORS

The courtyard seating area enjoys a private and secure setting with timber decking underfoot and exposed brick wall boundary to the rear. With bi-folding doors opening from the snug seating area and a door leading from the study, a true in and out flow can be enjoyed during the summer months.

## FIND US

Postcode : NR20 4DG

What3Words : ///rhino.gender.richer

## VIRTUAL TOUR

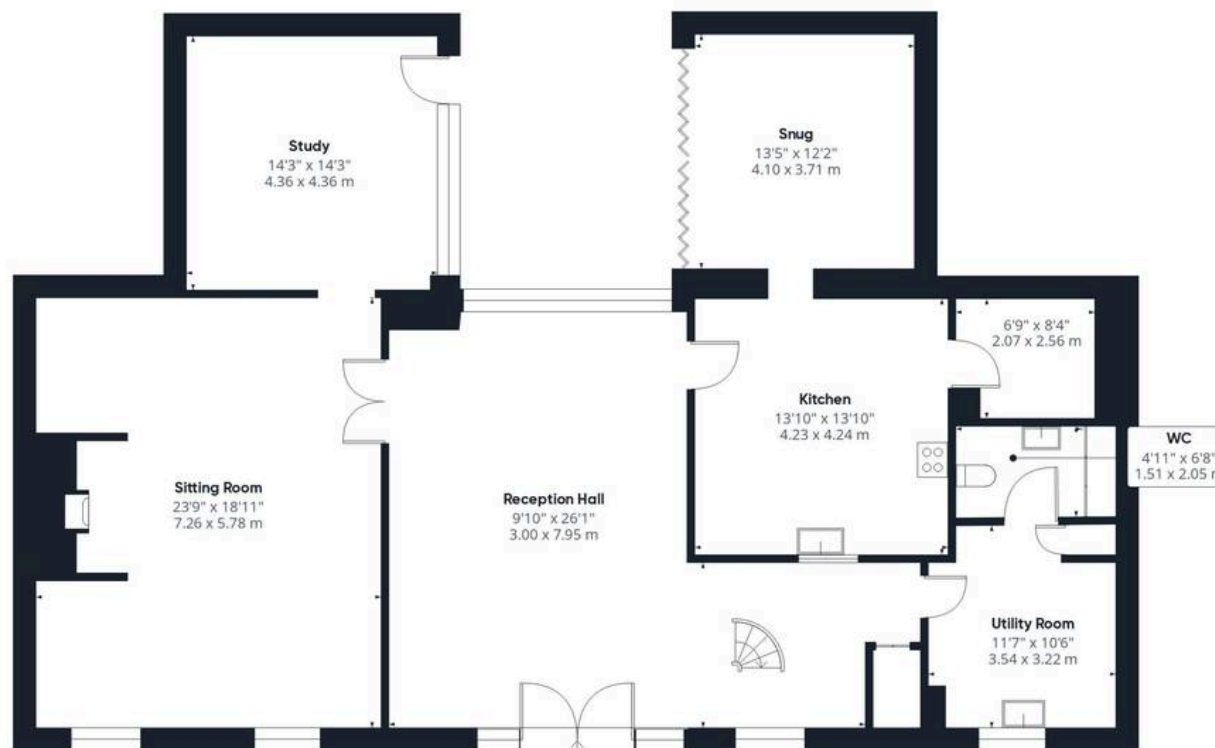
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

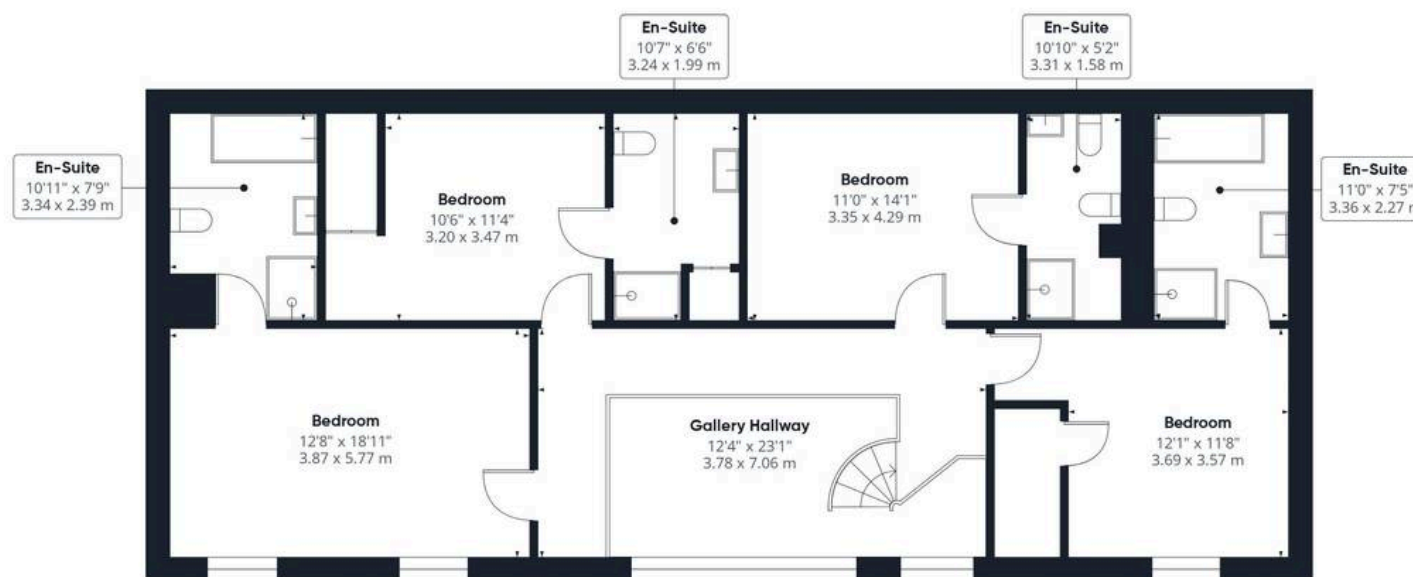
The property was installed with a fire prevention sprinkler system.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

3002 ft<sup>2</sup>

279 m<sup>2</sup>

**Reduced headroom**

24 ft<sup>2</sup>

2.3 m<sup>2</sup>

(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





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