CORNERS BARN, CHAPEL ROAD, EAST RUSTON, NORWICH, NR12 9AA

£495,000

Tel: 01263 513399
info@baileysestates.co.uk

www.baileysestates.co.uk
DESCRIPTION Set within a typical Norfolk rural landscape, Corner Barn is an idyllic converted barn full of character throughout and with its beamed ceilings, flint walls, original brick wall interior and brick flooring, the property stands out from the crowd. It is a house that suits many purposes and people: for a busy professional couple with an easy care garden and low maintenance building, as a family home that is safe for young children, for retired couples happy to leave it secure while doing other things, and as a substantial holiday home next to the Broads and the sea. Most notably the house can be conveniently lived all on one floor if desired. Indeed the present owners bought it as a single person, then married, brought up a young family, worked overseas leaving it behind safe and secure, returned for holidays, but now with much regret have to move.

The converted barn invites you to warm cozy nights in the lounge with the large Inglenook set wood-burner or entertaining in the all purpose kitchen diner surrounded with plenty of original barn features, such as oxen yoke hooks, barn slit ventilation windows, and original cast iron nails in nooks and crannies. All doors in the property are Norfolk latch doors and with impressive 3m chapel doors to the master bedroom, a stunning gallery, three huge roof windows and views of the sunrise over the surrounding countryside, his property is different and not to be missed.

There is very little traffic on the country lanes outside, so the enclosed sunny walled garden of landscaped shrubs, lawn and patio, provides privacy and tranquility with the evening sunshine and a perfect setting for barbecues and friends.

You would not want to miss checking out this property and what it has to offer.
LOCATION Corner Barn is located on the corner of Chapel Road and Honing Road, hence the name dating from being part of a Victorian farm. Set within a quiet countryside, East Ruston, noted for the Old Vicarage Garden featured on TV. There is a local pub, the Butchers Arms a short walk away, and the area is ideal for birdwatching, walking on Weavers Way or exploring the Norfolk Broads’ many popular towns and villages within a short drive. Wroxham, with the River Bure, its shops, restaurants and terraced water front bars is only 10 minutes’ drive. Sandy beaches can be found within a few miles at Sea Palling and Mundesley. Train links at Worstead, there are bus links and local shops in North Walsham and Stalham, only 3 miles away.

A much praised primary school is located in the village. Other excellent schools are located in Stalham and North Walsham. Norwich is only 16 miles away, a renowned regional centre of shopping, restaurants, the Universities and Norwich Airport, with frequent flights to Amsterdam. The new Norwich northern bypass now brings the area well into sensible commuting distance to south of Norwich and Gt Yarmouth.

From the two car gravel drive area, through a latched garden door and across the walled garden you have the

GROUND FLOOR
ENTRANCE HALL The front door is a solid 5 lever morticed lock wooden door with glass side panels. Inside the interior brick walls, brick floor and original barn ventilation slits in the wall greet you, with a traditional cast-iron radiator that are a feature of the house throughout. There is no doubt you are in something different, yet traditional.

A Norfolk latch door leads directly to the lounge and short passage right gives access to the family bathroom, the stairs, the kitchen and the fourth bedroom.

KITCHEN/BREAKFAST ROOM 22’11” x 13’1” (7.0m x 4.0m) The current owners say the large kitchen is the heart of the house and is always in use, where family
and friends get together to cook, eat, entertain, chat, discuss, plan, do homework, all around the large 8-seat farmhouse table.
The large range of oak kitchen units, sitting on the brick tiled floor, comes with a farmhouse oak worktop with an inset Butler's sink, new dishwasher and integrated cooker with hood. Ceiling lights from between the beams, patio type windows and full width windows add a selection of light. A fitted panel storage unit contains the new oil boiler, plenty of dry food storage and substantial broom cupboard space. A latch door leads past a splendid Welsh dresser to the lounge...

**LOUNGE** 20' 4" x 13' 1" (6.2m reducing to 3.2m x 4.0m increasing to 6.0m) This lovely airy room with its brick walls and nooks, has a full height ceiling to the roof where the original roof beams are shown to their best, an Inglenook fireplace with wood burner, brick floor and fitted carpet and two large patio doors, one leading to the garden patio. The owners say it can be both a quiet retreat on large comfortable sofas and also an entertainment area that includes in summer direct access to the private garden. Unmissable in the lounge are the 3m high 'Chapel' wooden latched doors to the master bedroom...

**MASTER BEDROOM** 18' 0" x 13' 1" (5.5m x 4.0m) The master bedroom is really a feature itself with the main bed tucked under the gallery floor creating an intimate area in a large airy room. Again, it is full height to the roof with original wooden beams on show with brick walls on all sides. Cast iron radiators and spacious built in wardrobes complete the furniture and there is a variety of lighting arrangements. Stairs lead up to the gallery and a latch door leads to the en-suite.

**GALLERY** The gallery floor, that looks down on the bedroom, and into the lounge when the chapel doors are open, is a lovely hand-built feature with numerous uses according to the owners who have had it as an office, playroom, baby room, a library/ computer room and splendid art /craft area lit up from the three huge roof windows. From here you can watch the farming activities on the fields across the lane, as a variety of crops change the landscape during the year.
UTILITY ROOM 4' 11" x 6' 6" (1.5m x 2.0m) The bathroom tiles continue into this well used room, floor to ceiling, which has plenty of space for washing machine, dryer with extractor fan and with a modern range of fitted kitchen units with a worktop.

FAMILY BATHROOM 5' 6" x 8' 10" (1.7m x 2.7m) The family bathroom with another latch door is off the hallway and convenient to the stairs and kitchen. A very light room it has a modern three piece suite including bath, wc and stylish wash basin in a contemporary wooden stand. It is tiled throughout and has a low level garden facing window and a chrome towel radiator. Here kids can safely bath within earshot of the kitchen...

The passage continues with a step down to the

FOURTH BEDROOM 14' 1" x 8' 10" (4.3m x 2.7m) This pleasant fully carpeted room, presently a downstairs bedroom, can also be used as a very convenient office, being directly accessed from the hall. A low level window looks out onto the garden.

From the passage from which the small loft storage space can be accessed, a stairway leads up to the landing with a Velux window and the

FIRST FLOOR -

BEDROOM TWO/ GUEST BEDROOM 14' 9" x 13' 1" (4.5m x 4.0m) The owners say that guests love this spacious fully carpeted bedroom with its wooden cladded ceiling up to the apex of the roof, traditional radiators, original beams, loads of natural lighting and sense of a warm comfortable welcome and stay. Two opening Velux roof windows, east and west facing, and floor level windows provide the sunny daylight, sunrise and sunset and views across fields, while at night the stars, so visible in the Norfolk countryside, are seen from the double bed in complete privacy. It would also be possible to install an en-suite toilet and washbasin next to the bedroom to further enhance this room.

BEDROOM THREE 8' 10" x 13' 1" (2.7m x 4.0m) This cosy but substantial carpeted bedroom opposite the guest bedroom has been loved by kids with its presumed privacy. The Velux roof window gives westerly views over fields and the village lane and provides lots of light for homework.

GARAGE 22' 11" x 15' 1" (7.0m x 4.6m) Above average size at 7x4m, big enough for a large 4x4, this garage, with its painted floor has plenty of room to house tools and to be used as a workshop. With the electric up and over door to the two car drive, and a side door from the patio, it's easily accessible. Power and light are installed to the garage with three double power points which also has a painted floor. Cleverly thought out, the locked patio doors at the end of the garage can be opened to allow furniture etc to be carried easily into the house, rather than through the front door.

GARDENS The private and secure flint walled garden with a centerpiece tree and pigeon family is a real feature. Sunny all day, the flagstone patio and lawn area is surrounded by shrubs growing up to the walls. A path leads to the large matching flint walled shed - used for tools, workshop and as a woodshed - which has lights inside and out with 2 double power points. A gate leads to the village road, which is next to the honeysuckle covered oil tank, itself conveniently filled up by a tanker from the road. Wall lights on the garage, house and shed are there light up the garden at night.

SERVICES Mains electric, oil central heating and septic tank.

ENERGY PERFORMANCE CERTIFICATE Rating E in 2014. Report is available upon request.

TENURE Freehold.
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.