



A recently renovated five bedroom detached house

Barn House, Common Road, Forncett St Peter, NR16 1LG

Freehold

savills

Flexible living accommodation • Generous light entrance hall • Kitchen/breakfast room • Utility room • Conservatory • Five bedrooms with three ensembles • Family bathroom • Double cart lodge • Generous garden

Barn House was originally used in the early 1900's as a Parish Room for the local community before being converted much later to living accommodation for the staff at Austhorpe Nursing Home. Barn House has now been completely renovated and refurbished to a high standard offering generous flexible accommodation with some of the ground floor suitable for annexe accommodation or perhaps for someone who works from home (STP). It benefits from a double cart barn and generous enclosed garden.

External Finish

- New lime rendered exterior
- Red clay tiles
- UPVC white double glazed windows
- New anthracite grey gutters and downpipes
- New anthracite grey wooden fascias and barge boards
- Quality front door and side full length window panels
- French doors from living kitchen area to garden area
- Oak wood cart barn for 2 vehicles
- Natural stone paving slabs to patios and paths
- Close board fencing combined forming the boundaries
- Turfed rear garden
- External tap
- Sensor external lighting to front of property
- Shingled front drive
- New Porch cover with oak pillars

Internal Finish

- LED lighting in all rooms as standard
- Feature staircase with glass panels
- Plastered walls and ceilings
- Full length glass panelling from hallway to kitchen living area
- White painted architraves and skirting's
- Quality oak veneer internal doors and door furniture
- LVT flooring to kitchen, utility, hallway and conservatory
- Built in wardrobes to bedrooms 2 and 3
- TV aerials fitted as standard
- Fireplace with space for wood burner



Kitchen

- Bespoke locally manufactured quality range of kitchen floor and wall units
- Minerva carrara white work tops
- Bosch built in multi function oven, combi-microwave and induction hob
- Integrated Bosch dishwasher
- Integrated fridge/freezer
- LED downlights
- Stainless steel sockets

Utility room

- New 32kw Grant boiler for oil radiator central heating and hot water system
- Plumbing for washing machine
- Quality work top and sink

Bathroom and Ensuites

- Quality white sanitary ware
- Mermaid splash boarding
- Quality white vanity units
- Chrome finish taps and shower fittings
- Chrome heated towel rails
- Vinyl flooring

• **The builder reserves the right to change or amend the specification without notice.**

Warranties

Relevant warranties re. heating, electrics, timber treatment; Building Control certification for hallway/porch extension

Services

Mains water, electricity, and drainage
Oil central heating

Local Authority

South Norfolk District Council.

Fixtures & Fittings

As seen

Viewings

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Agents note: The front drive is owned by the neighbouring property Hunters Lodge and Barn House has a right of access over it.



Barn House, Norwich
Main House 2,787 sq ft / 259 sq m



savills

savills.co.uk

Frances Cooper
Savills Norwich
01603 229244
fcooper@savills.com

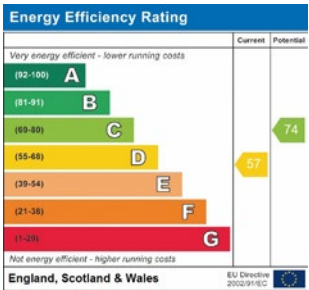


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8459489/JRD



For identification only. Not to scale. © 20210610

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

