



Impressive modern farmhouse in a rural setting

Perownes Farm, Bullace Bush Lane, Blofield, NR13 4SG

Freehold



Ground floor – Entrance hall • Kitchen/breakfast room • Dining room • Sitting room • Snug • Garden room • Utility • Boiler/drying room

First floor – Three bedrooms with en suite bathrooms and dressing rooms • Fourth bedroom with en suite shower room

Second floor – Principal bedroom with en suite dressing room and bath/shower room • Further bedroom with en suite bath/shower room

Double garage with studio above • Parking several cars • Mature landscaped gardens, terraces and outdoor entertaining areas in all about 1.2 acres

The Property

Perownes Farm is an impressive family home, built in 2013 to a high standard, in a delightfully quiet setting on the edge of farmland, yet very convenient for access to the A47 and Norwich.

The house provides over 4000 square feet of living space, with the current owners utilising traditional building methods with exposed beams and casement windows, with contemporary touches including under floor heating to all floors and stylish bathrooms to create a successful blend of modern and comfortable living. The extensive use of oak gives the house a warmth throughout, with plenty of glazing providing light and airy rooms, with internal glazing sharing the light between rooms. Of particular note are the central sitting room and dining room, with attractive fireplaces with contemporary and traditional wood burners, part open plan and feeding into a delightful garden room. The kitchen is equally as impressive with bespoke cabinetry, breakfast bar and dining area with floor to ceiling glazing with a useful utility adjoining with matching cabinetry. A more cosy snug

room, with fireplace, is at one end of the house and a functional boot room area and WC.

The bedrooms are on the first and second floors, with generous proportions and fine views over the gardens and countryside beyond. There are three main double bedrooms on the first floor with en suite dressing rooms and shower rooms, with a further fourth double bedroom with en suite shower room. Stairs continue up to the second floor, with distinctive vaulted ceilings, with a fifth double bedroom with en suite bath/shower room. This floor hosts the substantial principal bedroom, a superb space with en suite bath/shower room and dressing room, with large dormer windows and Juliet balcony with far reaching views. All the stylish bathrooms have quality contemporary fittings.





Outside

Perownes Farm is approached off a country lane onto a gravelled drive, through panelled electric gates mounted on brick walls with pillars, sweeping up to a substantial parking and turning area in front of the house that continues up to the double garage.

The gardens are charming, predominantly south facing and have been thoughtfully landscaped with many points of interest. Box hedging divides areas including expanses of lawns, wildlife pond, shrubberies and well stocked herbaceous borders, pergola clad with roses and clematis, box topiary, and kitchen garden with raised beds. To the rear of the house is an array of enclosed outdoor entertaining areas, with terraces, bbq area, raised flower beds and attractive greenhouse providing a delightful space to enjoy particularly when teamed with opening up the garden room.

Within about 1.2 acres of grounds is the double garage, and external stairs leading up to a first floor studio with shower room, which can be utilised in many different ways.

Situation

Perownes Farm is located to the north of the well-served village of Blofield, in an unspoilt area of countryside between. The vibrant village has a post office and shop for everyday essentials, a public house, medical centre, a popular primary school and farm shop. There are local amenities including a tennis club and golf course, with further amenities in the neighbouring village of

Brundall.

The Norfolk Broads are nearby, at Ranworth (about 5 miles) and Wroxham, with a vast network of waterways to enjoy and the Norfolk coastline is about 14 miles away with wide sandy beaches, excellent bird watching and sailing.

The ease of access from the house to the A47 provides a good link to Norwich, the cathedral city, with thriving retail, educational and cultural sectors including private and state education, theatres and famous lanes of independent shopping. The city has a mainline rail service to London Liverpool Street, and an international airport with connecting flights to many destinations via Schiphol.

Services

Mains water and electricity, private drainage, air source heat pumps.

Local Authority

Broadland District Council
Council Tax Band G

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

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.

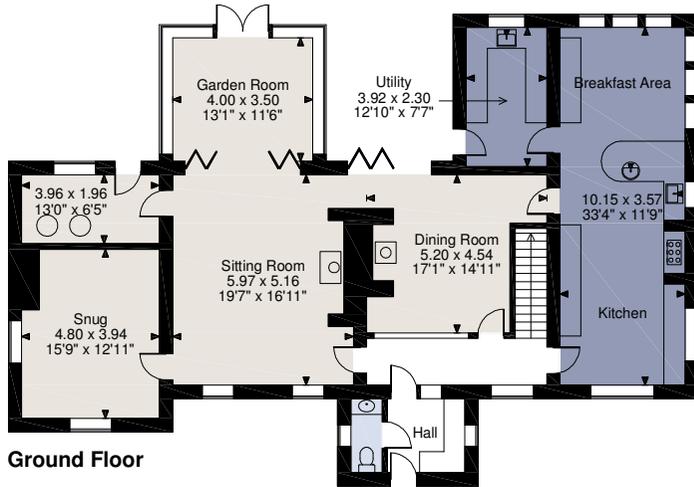
Perownes Farm, Bullacebush Lane, Blofield, Norwich, NR13 4SG
Main House 4,152 sq ft / 386 sq m
Garage Building 635 sq ft / 59 sq m

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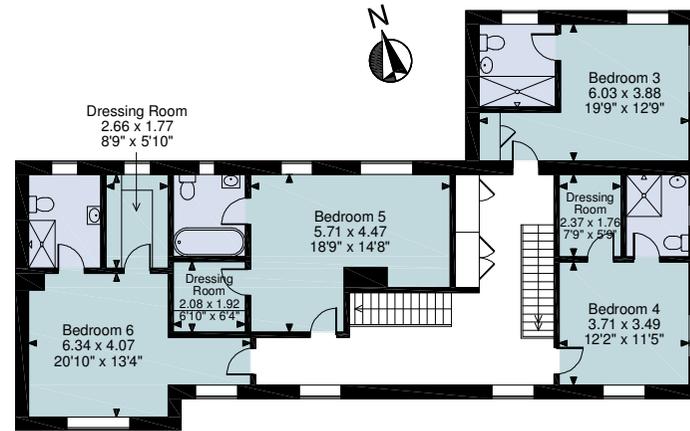


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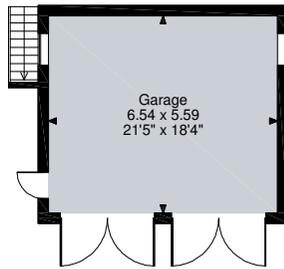
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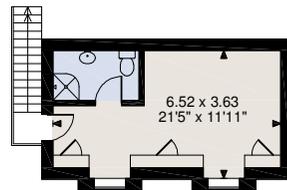
Ground Floor



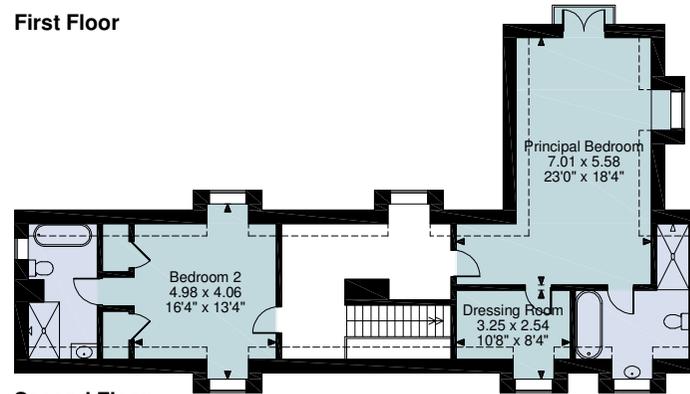
First Floor



Garage Ground Floor



Garage First Floor



Second Floor

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

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)	A	71
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

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