



Grade II listed barn conversion in rural setting

Peacock Barn, Broadmoor Road, Carbrooke, IP25 6TE

Freehold



Entrance Hall • Sitting Room • Kitchen/Breakfast Room • Dining Room • Games Room • Study • Utility Room • Cloakroom • Principal Bedroom with dressing area and en suite • Three further bedrooms • Additional study • Family Bathroom • Annexe consisting of Kitchen/Living area • Bedroom and Shower Room.
Outside: Grounds of about 1.5 acres • Open bay cart barn • Wine Cellar • Workshop • Summer House

The Property

Peacock Barn is a stunning Grade II listed barn conversion in a delightful setting. Offering spacious accommodation with a flowing layout the property would make an excellent family home. The character of the original barn has been superbly maintained to create a thoroughly individual home. The majority of the rooms have dual aspect windows to make the most of the views and to receive an abundance of natural light. The kitchen with an extensive range of base level units features a quintessential Aga and built in electric double oven for the summer months. A particular highlight is the versatility of both a ground and first floor study making it ideal for more than one occupant working from home.

Within the grounds is a detached annexe which offers the possibility of multi-generational living. With a well-proportioned open plan living/kitchen space and charming wood burner the space works brilliantly for either guests or a relative living full time at the property. A shower room and double bedroom complete the annexe.

Outside

Sitting within grounds of about 1.5 acres and surrounded by the Carbrooke Estate the property features a good deal of natural privacy as well as attractive far reaching views across farmland. Approached via a long private driveway leading to a gravel parking area with space for numerous vehicles. Open cart style garaging provides covered storage and to the rear of this is the access into the wine cellar. To the front of the property is a terrace complete with pergola which takes advantage of the afternoon sun and to the rear another terrace facing east takes advantage of the wonderful views. The gardens have been mainly laid to lawn with sections of wild flowers, varieties of fruit trees planted and hedging to the southern boundary. A vegetable garden is currently in situ with raised beds and a garden pond is perfect for attracting wildlife.



Location

The property is located on the edge of the village of Carbrooke which has a primary school and is within approximately 5 miles of the Georgian town of Hingham. Hingham offers everyday shopping facilities whilst East Dereham, approximately 10 miles away, has supermarkets and is situated on the A47 linking all the major trunk roads out of Norfolk. Norwich, the cathedral city and regional centre of East Anglia is approximately 20 miles distant and the bustling town of Watton is approximately 3 miles, again offering local services and amenities including shops, supermarket and banking facilities.

Services

Mains water, electricity, drainage and oil fired central heating

Local Authority

Breckland District Council
Council Tax Band E

Fixtures & Fittings

All fixtures and fittings including fitted carpets and 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.



Peacock Barn, Broadmoor Road Carbrooke, IP25 6TE
Main House 2,902 sq ft / 270 sq m
Workshop 203 sq ft / 19 sq m
Outbuildings 505 sq ft / 47 sq m
Annexe 520 sq ft / 48 sq m



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