

Fersfield Road, Kenninghall, Norwich NR16 2DP

Guide Price

£800,000 - £825,000

Whittley Parish

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

- Guide Price £800,000 - £825,000
- Extensive range of outbuildings
- Individual and tucked away position with rural views
- Grounds extending to 0.80 acre
- Converted former barn
- Versatile living space with the barn
- En-suite to principal bedroom
- EPC Rating D
- Council Tax Band E

Set back from a small, tranquil country lane on the outskirts of Kenninghall, this property enjoys a most pleasing position. The barn sits well back from the road, backing onto farmland and offering beautiful, far-reaching views over unspoilt countryside. Over the years, Kenninghall has become a popular location, boasting a beautiful assortment of period properties while retaining a strong local infrastructure and sense of community. Day-to-day amenities include a well-stocked village store and post office, a public house, a fine church, a village hall, and local schooling.
The historic market town of Diss lies just nine miles to the south-east, offering an extensive and diverse range of amenities, along with a mainline railway station providing regular, direct services to London Liverpool Street and Norwich.

This barn is a stunning example of a well-executed conversion, retaining much of its original character and structure. Its colour-washed rendered elevations and pitched clay pantile roof make a striking impression from the outside. Originally part of the surrounding farm, the barn was converted into residential accommodation some 20 years ago. Having remained in the same family ever since, this marks its first time on the market. Throughout the renovation, great care was taken to preserve the barn's charm and character, including its original timber frame. While few barn conversions manage to balance character with workable living space, this one is a true exception. High vaulted ceilings create a show-stopping entrance, while versatile living areas branch off the main hall, offering both grandeur and practicality.

Inside, the property offers a pleasing open-plan living space, with vaulted ceilings above the main living area enhancing the sense of space and light, flanked by a mezzanine. The bespoke kitchen complements the barn's character, offering excellent storage, granite worktops, and a fireplace with a log burner to the side. At the opposite end of the barn, a ground-floor bedroom comes with a shower room and plenty of built-in storage—ideal for flexible use if you don't need it as a bedroom.Upstairs, two further bedrooms sit at opposite ends of the barn, each with its own staircase and mezzanine level. The principal bedroom benefits from the convenience of ensuite facilities.













Externally, the property boasts 0.80 of an acre of grounds, with formal gardens surrounding the barn that lead into a larger garden area enclosed by post-and-rail fencing, offering views over the surrounding countryside. Of particular note is the extensive range of outbuildings. A recently erected pole barn sits at the end of the plot, beyond which you'll find one of two large workshops. Both have power and light connected and were refurbished within the last 10 years with new roofing, electrics, and flooring. There's also a car port and a separate store. In total, the outbuildings combine to offer 3,331 sq ft of space.

AGENTS NOTE: There is right of way access over the farm to access the property.

ENTRANCE HALL:

SHOWER ROOM: - 1.40m x 2.97m (4'7" x 9'9")

BEDROOM: - 2.97m x 3.89m (9'9" x 12'9")

KITCHEN/LIVING AREA: - 6.05m x 9.75m (19'10" x 32'0")

FIRST FLOOR LEVEL - MEZZANINE: - 3.25m x 2.34m (10'8" x 7'8")

BEDROOM: - 5.00m x 2.62m (16'5" x 8'7")

EN-SUITE: - 2.67m x 2.24m (8'9" x 7'4")

MEZZANINE: - 6.07m x 2.72m (19'11" x 8'11")

BEDROOM: - 6.07m x 2.18m (19'11" x 7'2")

OUTBUILDINGS - POLE BARN: - 6.35m x 11.76m (20'10" x 38'7")

WORKSHOP: - 13.49m x 6.48m (44'3" x 21'3")

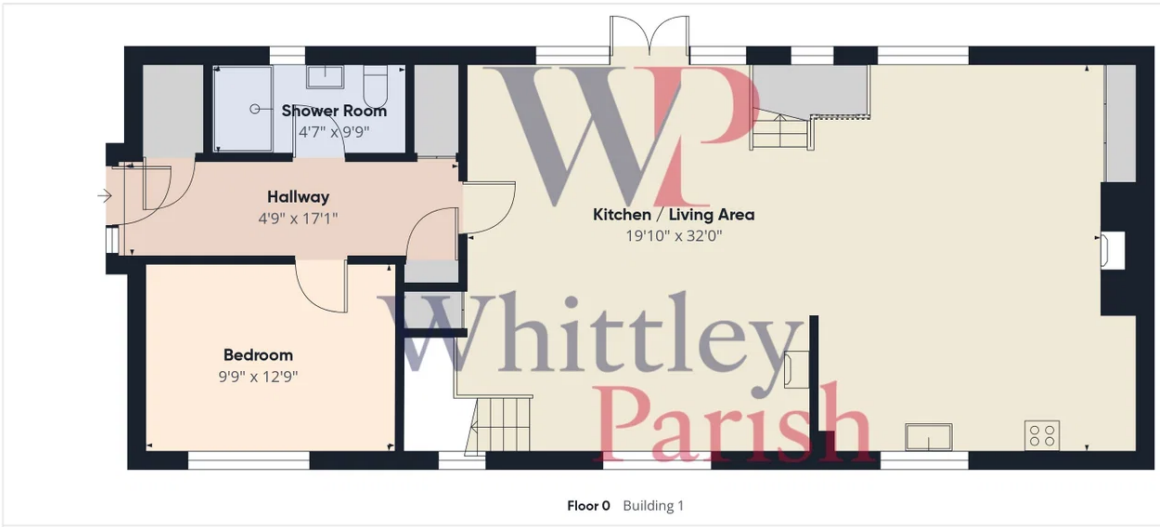
STORE: - 7.09m x 5.23m (23'3" x 17'2")

WORKSHOP: - 9.80m x 5.26m (32'2" x 17'3")

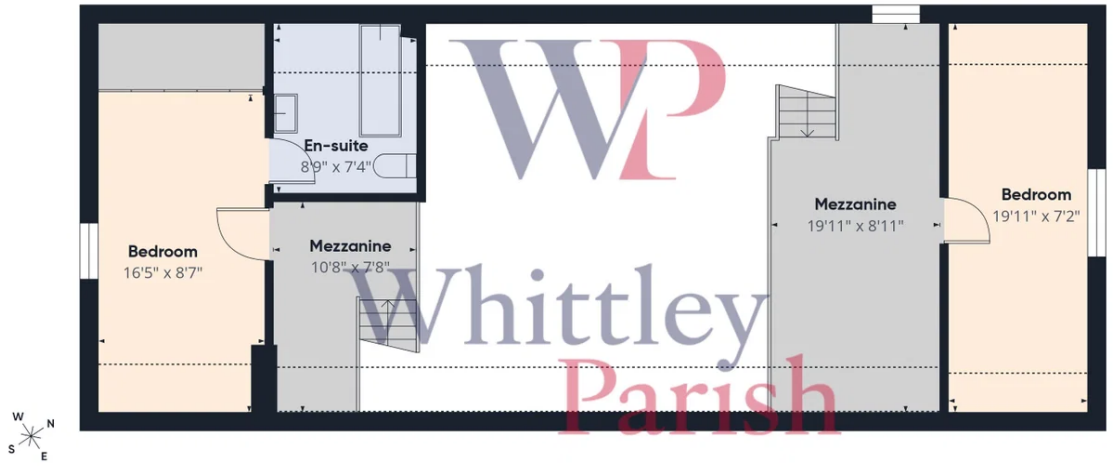
GYM: - 3.40m x 5.16m (11'2" x 16'11")

CARPORT: - 5.00m x 5.23m (16'5" x 17'2")

SERVICES:
Drainage - private modern treatment plant, lying within the grounds of the farm
Heating - oil
Water - private - direct from the farm
EPC Rating D
Council Tax Band E
Tenure - freehold



Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)

1580 ft²

Reduced headroom

103 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Viewing Arrangements

Strictly by Appointment
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