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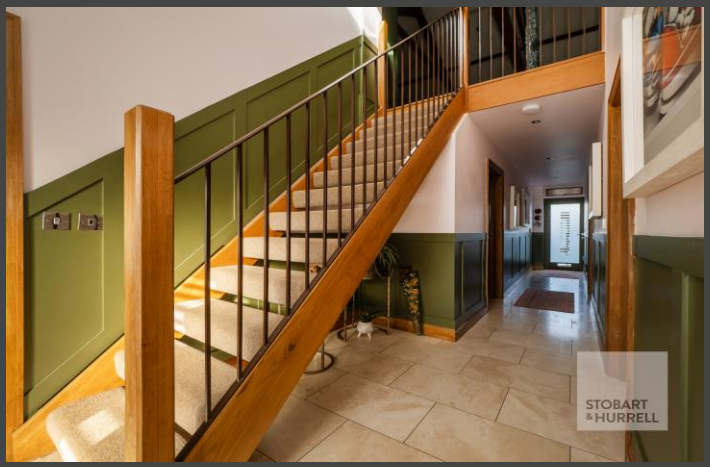
WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK


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4 Laurel Farm Barns, Market Street, Tunstead, Norfolk, NR12 8QY

Nestled on the outskirts of the sought-after Broadland village of Tunstead, this charming barn conversion offers an appealing combination of rural tranquillity, characterful accommodation and modern-day convenience. Situated within a small and select development of similar homes, the property enjoys a peaceful and pleasantly secluded setting, surrounded by the beautiful Norfolk countryside.

Despite its rural position, everyday amenities are close at hand, with a village primary school and welcoming local pub within easy walking distance. Further facilities can be found in the neighbouring villages of Wroxham, Hoveton and Coltishall, offering a range of amenities including a post office, GP surgery, veterinary practices, supermarket and an excellent selection of popular riverside cafés and restaurants.

The property is approached via a shingle driveway, providing ample off-road parking and access to a garage and an electric vehicle charging port. At the front, a charming walled garden provides privacy from the road, with a gated entrance leading to a neatly maintained lawn, an inviting welcome to the home. To the rear, the enclosed garden with storage shed offers a private retreat, that creates the ideal space for relaxing or entertaining with friends and family.

The currents owners have improved the property with the additions of 17 fitted solar PV panels, battery, air source heat pump and new water heating cylinder including an EDDI for hot water. There is also underfloor wet heating to both levels. The main entrance to the barn opens into a welcoming hallway, where separate doors lead to a family bathroom, a practical plant room, and three generously sized bedrooms. Two of the bedrooms benefit from en-suite facilities, while the principal bedroom further impresses with a walk-in wardrobe. Upstairs, the first floor reveals a stunning open-plan lounge, kitchen, and dining area. This beautifully designed space showcases original beams and exposed brickwork, blending character and comfort, and enjoys far-reaching views over the surrounding open countryside.

Laurel Farm Barns enjoys an enviable position for those who appreciate the outdoors, with an abundance of scenic countryside walks and quiet country lanes right on the doorstep. The nearby villages of North Walsham, Stalham and Wroxham provide further amenities and attractions, while the historic city of Norwich and the beautiful sandy beaches of the Norfolk coastline are both accessible within approximately thirty minutes by car.

Please note: The property is subject to an annual service charge of £250.



End Terrace



Barn Conversion



Older



3 Bathrooms



1Reception



3 Bedrooms



Tax Band D



Off-Road Parking



Garage


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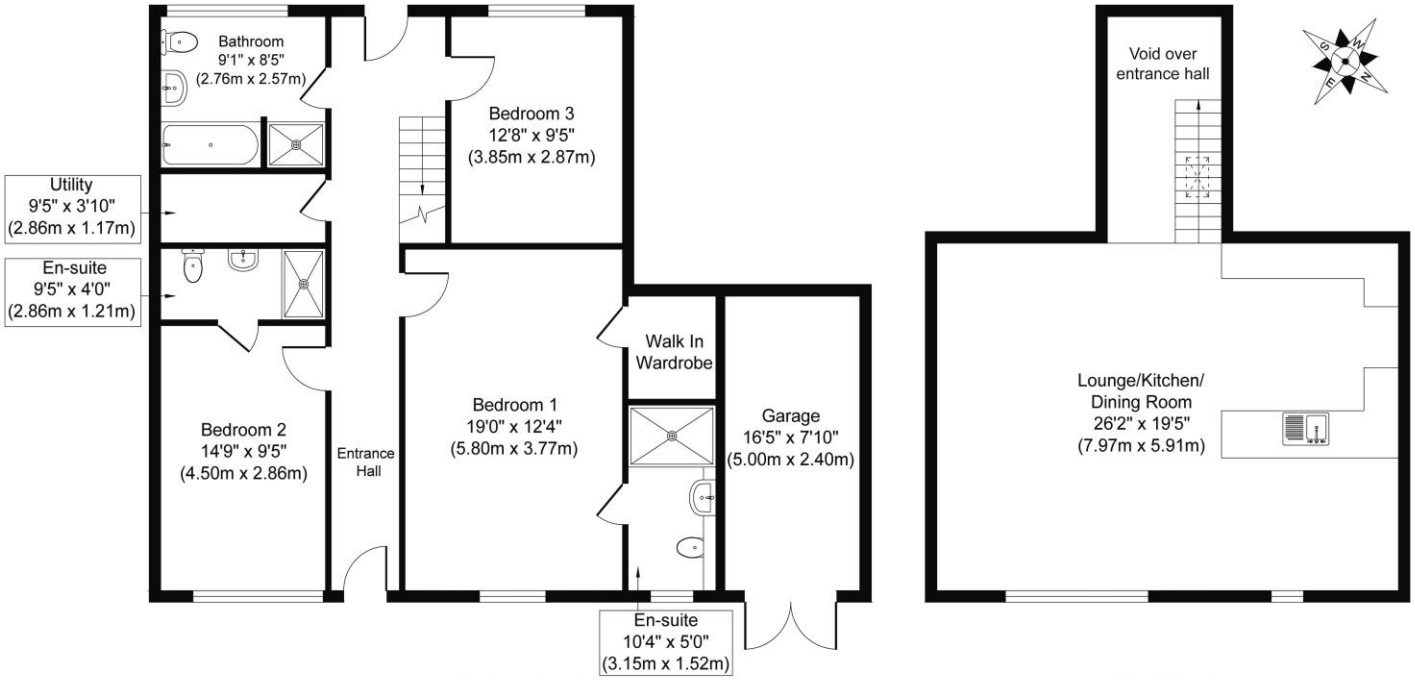

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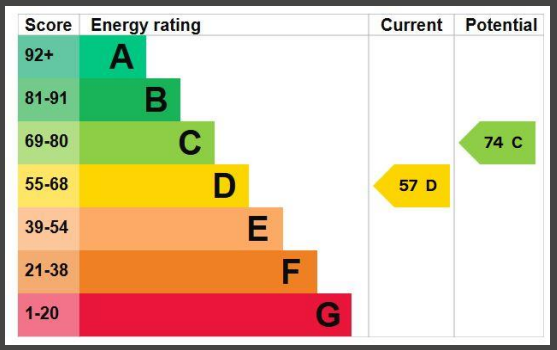

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Ground Floor
Approximate Floor Area
928 sq. ft
(86.19 sq. m)

First Floor
Approximate Floor Area
509 sq. ft
(47.25 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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