



Wagtail Barn
Norwich Road | Rackheath | Norfolk | NR13 6FB

A BARN AMONG THE BIRDSONG



“In a gorgeous green and rural setting, surrounded by fields and open countryside, this character barn can be found sitting pretty – a wonderful place in which to reside.

The attractive flint frontage catches the eye, while the interior has been so beautifully finished. Well designed throughout and carefully maintained from new, the appeal of this barn remains undiminished.

Quiet and peaceful yet close to Norwich too,
the transport links are excellent and the well served village is in view.”







- A stunning Brick and Flint Converted Barn, enjoying a Convenient Location with Easy Access to the Norfolk Broads, Broadland Northway Road and A47
- Four Bedrooms including a Ground Floor Bedroom
- Three Bathrooms/Shower Rooms
- Open Plan Breakfast Kitchen with Separate Utility
- Open Plan Sitting/Dining Room
- High Specification throughout including Limestone Flooring, a generous use of Oak, Oak Internal Doors, Timber Work Surfaces, Glass Balustrading and Under Floor Heating
- Character includes Exposed Brick and Flint, Exposed Beams and Trusses
- Generous Gardens include Lawn and Shingle Areas; Front Terrace
- Double Garage; Additional Parking for Several Vehicles
- The Accommodation extends to 1,731 sq.ft
- Energy Rating: C

A much-loved home to the owners since its completion, this lovely barn conversion has much to recommend it. There's the convenient setting, near main roads and bus and rail links alike, easy access to Broads, beach and glorious open countryside, plus the community on the doorstep with school, shops and more. Then there's the sunny private garden and the luscious green outlook that's home to abundant wildlife. Step inside the beautiful barn and you'll see the character continues throughout. It's altogether a wonderful home and not to be missed!

Hidden From View

This is one of a group of three barns with their own private entrance, tucked away on a quiet working farm just outside Norwich – one a former dairy, another used for the storage of fruit and vegetables, this was used for equipment and materials. The builder had originally chosen this as his own home, so the attention to detail and the finish is second to none. In the end, he didn't move in and when the barn came onto the open market, the owners snapped it up and so have been the only people ever to have lived here.

Traditional Materials, Contemporary Comforts

"We know from the brickwork that the barn dates back to around 1890," the owners confirm. "The builder has done a superb job of retaining all the charm of the original features while designing a home that meets the needs of modern lifestyles. It's been a pleasure to live here." There certainly is plenty of character throughout, including a flint frontage, abundant oak beams and trusses, interior exposed brick and flint, stone-tiled flooring, latched doors and more. The kitchen offers a beautiful, timeless style and the family bathroom has a roll top bath and gorgeous console basin. The barn also benefits from contemporary touches that mean it's fresh and modern while being sympathetic to the building's heritage. The owners love entertaining and have enjoyed doing plenty of that here – it's small enough to be an intimate family home but big enough to easily accommodate extended family. Add in plenty of parking – for at least six cars, plus a double garage, and it's clear you can entertain a crowd with ease.

The Perfect Position

The owners have been delighted with the combination of access to Norwich and to the best of the Norfolk countryside alike, including the Broads and the coast. At home here, you look out over a paddock with fields beyond: "I enjoy sitting out in the garden watching the wildlife, which is especially plentiful in the evenings," the owner smiles. There are birds, including pheasant and partridge, and even the occasional deer – all of nature surrounds you. One of the things the owners love



about the garden is that you can chase the sun all day long or pick a shady spot, depending on the temperature. From home, you can head out for long walks and the owners have embraced the freedom to explore the area. A favourite walk takes them down to Salhouse Broad without setting foot on any roads. The village itself has plenty to offer as well, with a primary school, community centre, shops and a deservedly popular chippy. "We're only 15 minutes from the centre of Norwich and from the airport, plus we have a train station around a mile away, but we're so secluded and peaceful here at home."

Summary

Converted in 2011, the property sits amongst other similar types of farm buildings and stands centrally within its plot. The ground floor accommodation includes a wonderful main reception hall where you immediately note the limestone flooring, which can be found throughout the entire ground floor. An impressive oak staircase with glass balustrading leads up to a galleried landing above, with views up to the full two storey height ceilings with exposed trusses. To your right you have access to the ground floor wc, complete with shower. Additional accommodation includes a ground floor bedroom, which could easily be incorporated as a further reception. There is a feature brick and flint wall, whilst French doors afford access to the gardens. There is also a large storage, linen cupboard which houses the water softener, boiler and pressurised water tanks. To the opposite side of the hall, is the delightful breakfast kitchen. Cream cabinets can be found to three aspects contrasting beautifully with the oak work surfaces and limestone flooring underfoot. A range can be found recessed. Integrated appliances include a dishwasher and a larder fridge, whilst a butler sink can be found within the work surfaces. Leading off the kitchen you have access into a utility with further space for white goods as well as another sink unit. From the kitchen you have French doors leading out to the gardens and drive. Beyond the kitchen and enjoying a part open plan nature is the main reception/combined sitting and dining area. This generous space is enhanced by the vaulted ceilings above, with character a combination of exposed brick and flint. You have a continuation of the limestone flooring underfoot. Two sets of bi-fold doors that provide a southerly aspect provide access to the terrace. Within the room there is a focal point recess to one wall, with the current owners incorporating a flat screen television above. The first floor accommodation consists of two double bedrooms, the larger of which being the master bedroom has access to its own en-suite shower room. The bedroom itself has further vaulted ceilings along with exposed brick and flint and a fabulous Juliette balcony with arched glass doors affording wonderful views over the surrounding area. The third bedroom upstairs is a single, but could easily be incorporated as a study if required. The second bedroom has a similar Juliette balcony to the master bedroom. Completing the first floor accommodation is the main bathroom, complete with a focal point roll top bath. Underfoot on the landings and within the bedrooms is wood flooring, whilst you also note the feature flint wall situated above the main entrance. Set off the road the property is approached via an initially shared drive before entering your own five bar timber gate, which offers access onto the shingle drive, leading directly to the double garage. There is plenty of space for additional parking. Adjacent to the garage is a large area of lawn which is flanked by garden beds. On the western side of the barn the vendors incorporate a rock garden, raised vegetable beds and a greenhouse, whilst the front south facing garden is a combination of shingle and patio, which is accessed from the combined sitting and dining rooms accessed through twin bi-fold doors. The grounds consist of post and rail fencing along with semi mature hedging.





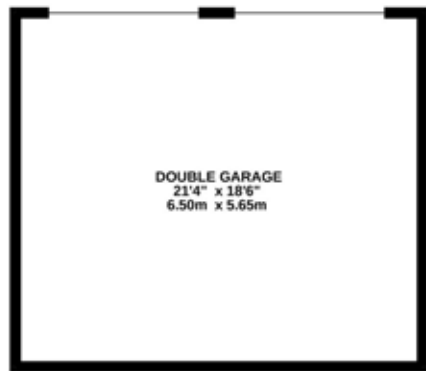




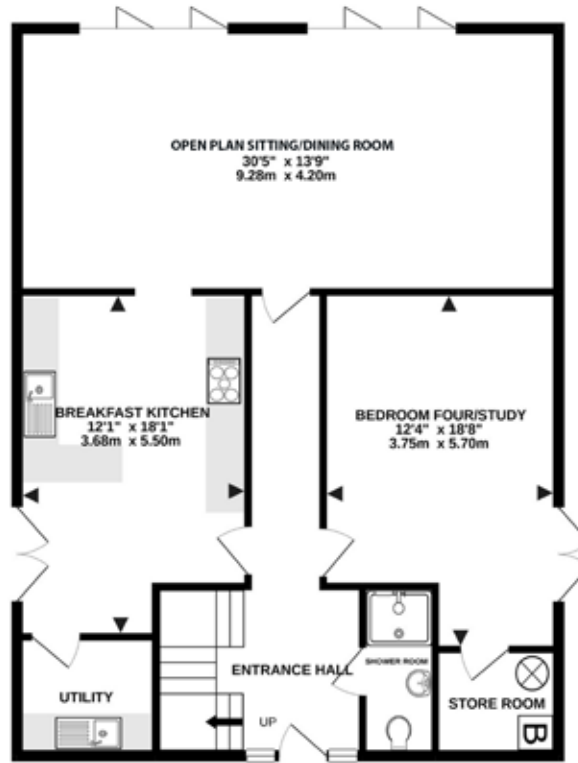




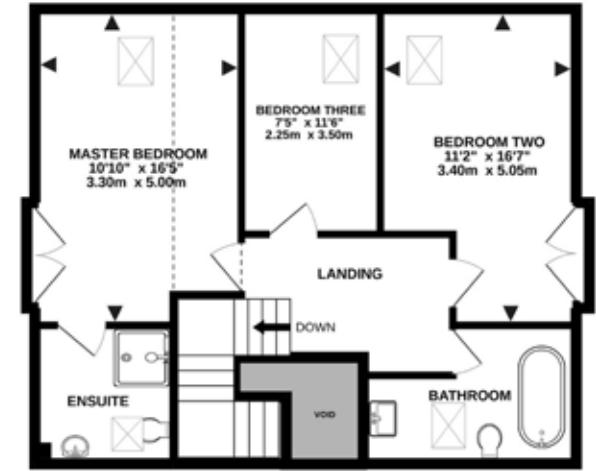




GARAGE
395 sq.ft. (36.7 sq.m.) approx.



GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.

FLOOR AREA : HOUSE - 1731 sq. ft. (160.8 sq. m.) approx.
TOTAL FLOOR AREA : 2126 sq.ft. (197.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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On The Doorstep

Rackheath is an ancient village mentioned in the Domesday Book. It has two public houses, a hotel, newsagents and a post office. From here you have easy access to the well known Norfolk broads with its abundance of water activities and wildlife. Sprowston Manor Hotel is just around the corner with its restaurants, leisure facilities and golf course, while the surrounding countryside offers a great area for riding with a livery and stabling at the neighbouring Home Farm.

How Far Is It To?...

Rackheath is situated about 4 miles north of the cathedral City of Norwich with its comprehensive array of shops, restaurants and theatres, as well as a mainline railway station with links to London Liverpool Street and an international airport. There is also the Norfolk coast close at hand with numerous areas of outstanding natural beauty.

Directions

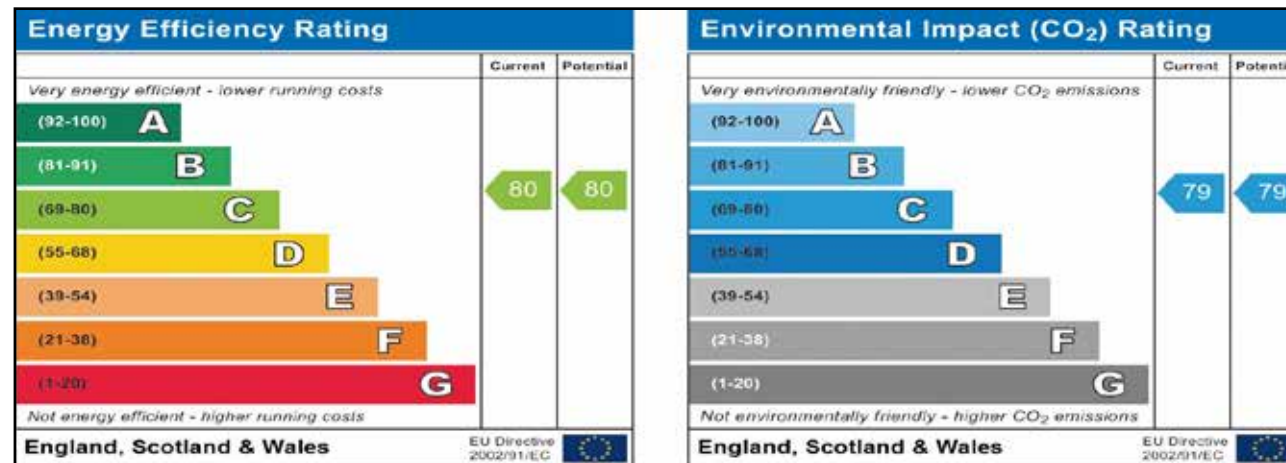
From Norwich take Gurney Road that leads through Mousehold to the traffic lights. Continue straight ahead onto the Salhouse Road. Continue through Rackheath and after passing over the level crossing, take the second driveway on your right signposted Private, No Farm Traffic. Follow the driveway round and the property is the second barn on the left hand side.

Services

Gas Central Heating, Mains Water, Mains Drainage
Broadland District Council



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