

COAST & COUNTRY LIVING

Finer Details



Stunning vaulted kitchen/dining & sitting room
Winter lounge with woodburner
Master bedroom suite with views out over the garden
Snug
Study
5 double bedrooms
4 bathrooms
Courtyard garden
Private gardens with access to Whitlingham Woods
Large driveway with parking for several cars



Old Hall Farm is a fantastic period property that has been converted and extended to incorporate a single-level barn conversion. Renovated to the highest of standards, this amazing family home is situated in the highly sought-after village of Trowse on the outskirts of Norwich, only a short walk into the city centre and within walking distance of the train station and shops.

Internally, Old Hall Farm is light and spacious; the vaulted ceilings create a real sense of space, whilst the large room dimensions offer great living space.

Situated down a long drive, set back from the road, the quiet location will be hard to beat.

Hidden out of sight and set back from the road down a long drive, this beautiful property sits proudly on its plot. As I walk down the driveway, it's hard to believe you are so close to the city centre. A 5-bar wooden gate opens up onto a large driveway with parking for several cars. The attractive traditional Norfolk flint and brick facade of the barn is sure to appeal.





Entering through the stunning courtyard into the huge living space with wood flooring underfoot and vaulted ceilings, I'm immediately aware of the sense of space and the light that floods in through the large windows.

The Kitchen is of excellent quality with a 5-door AGA taking centre stage and a central island giving extra cupboard and work surface space. The kitchen has all the appliances you would expect and more.

The dining area is perfect for entertaining and has space for a large dining table, making this a wonderful place to host family meals. This flows nicely through to the sitting area with bi-fold doors that open up to the enclosed courtyard. This house is all about family life and entertaining.











From here I walk through a hallway that leads to the large master suite and it really is special. Featuring a bathroom with a shower and slipper bath, which features quality sanitary ware, this really is the perfect place to relax and unwind.

Passing through a dressing area before entering the substantial master bedroom with vaulted ceiling and floor-to-ceiling windows overlooking the garden, and what a spectacular room it is!

This part of the property has separate access, so it offers annexe potential if required.





Walking back through the living area and through the kitchen towards the older part of the house and into an inner hallway, passing a WC on route, I come upon the first of the 5 double bedrooms. This bedroom is spacious with built-in wardrobes and an en-suite shower. Windows overlook the garden.

Back into the inner hallway and down a few steps, the owner has made a clever work space complete with a desk, which makes excellent use of the space. A Velux window floods this area with light, making this a lovely area to work or read.









The older part of the property is stunning with beamed ceilings and windows overlooking the front garden. The focal point of the room is an inglenook fireplace with wood wood-burning stove. This is a large room with the front door assess, I can imagine how cosy this room is in the winter months.

Flowing nicely from the sitting room throughout to a good-sized office and large panelled room with a period fireplace that could be a snug, games room or gym. It has many uses for its new owners.

A utility room sits next to the snug.







Passing through the sitting room and up the stairs, this is one of two staircases; the second is accessed from the snug. At the top of the stairs is a large double bedroom with a feature fireplace and vaulted ceilings. The bedroom benefits from a bathroom that is shared with the double bedroom next to it, again a double bedroom with views out over the garden, and with built-in cupboards

Out onto the landing, I enter another double bedroom with views out over the front of the property and a spacious family bathroom witha traditional claw-foot bath.









A real feature of Old Hall Farm is the outside space. The pretty cottage garden to the front with a pathway framed with fragrant lavender that leads through the garden to the front door, much attention has been given to landscaping, with plenty of mature trees, shrubs and flowers giving all-around colour. To the side of the property, there is an enclosed courtyard garden with plenty of space for entertaining and outside dining. The bi-fold doors from the barn open out into this area, making this a real extension of the living space.

The back garden is private and laid to lawn surrounded by mature trees, there is a gate in the garden that offers direct access into Whitlingham Country Park, a lovely addition if you like to take advantage of the surrounding landscape.

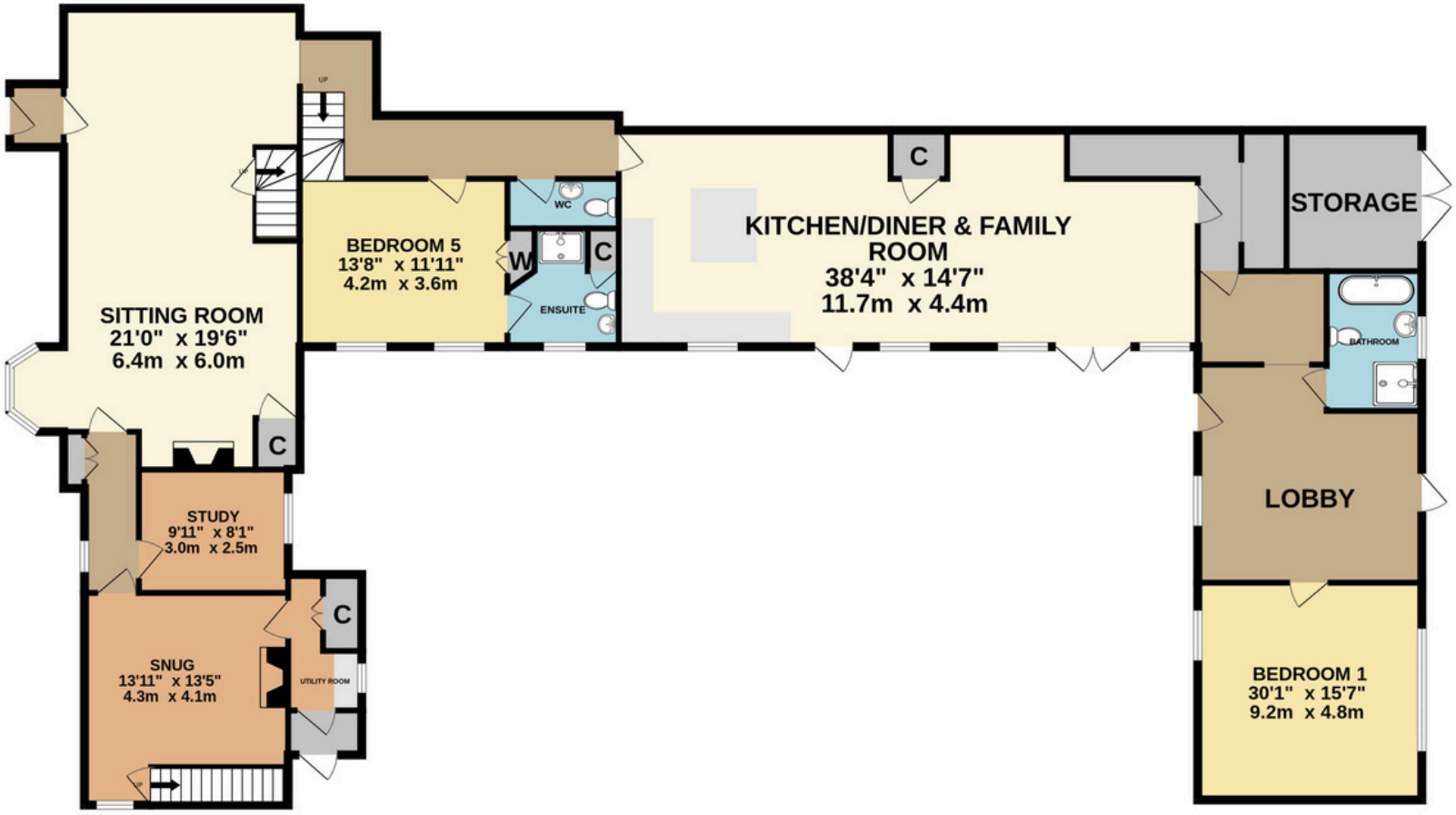
Perfectly situated a short walk into Norwich, the train station and Whitlingham Broad, this home is ready to offer its new owners an amazing lifestyle.

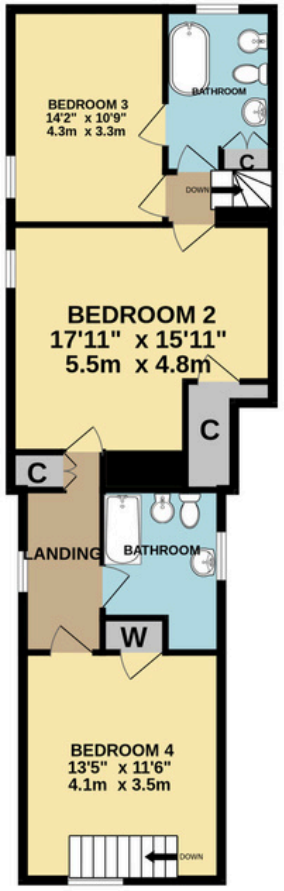




GROUND FLOOR
2464 sq.ft. (228.9 sq.m.) approx.

1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.





TOTAL FLOOR AREA : 3268 sq.ft. (303.6 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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