



REPPS ROAD, THURNE
£430,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







REPPS ROAD, THURNE, NORFOLK NR29 3BY

- Spacious detached barn conversion
- High vaulted ceilings throughout
- Underfloor heating and complemented by a wood burner
- Private south facing garden with far reaching open views
- Outbuildings and ample parking
- Set in the Broads National Park

A spacious and immaculately presented detached barn conversion occupying a generous and private south facing plot, with far reaching views set on the outskirts of this highly regarded riverside village at the very heart of the Norfolk Broads.

Suitable as either a well proportioned and characterful permanent residence or a private, low maintenance second home or as a perfectly placed holiday let, this deceptive property was converted in 2008 and is of brick/block construction under timber cladding and a pantile roof.

The accommodation consists of a large triple aspect kitchen/dining room, a 22ft long dual aspect living room, two double bedrooms and a four-piece bathroom with claw foot bath and a separate shower enclosure.

Features include high vaulted ceilings throughout, oil fired under floor heating, complemented by a multi-fuel burner, sealed unit double glazing, south facing covered verandah/garden room, off road parking for multiple cars/boats/caravans, a two storey outbuilding/summer house and a timber workshop and gym.

The plot faces south and looks out over open farmland and beyond to Thurne's Church of St Edmund.

The village of Thurne is set on the river of the same name and is within the Broads National Park. It is well placed for access to the rest of the Broads with Potter Heigham 6 miles away and Horning and Wroxham 10 and 13 miles away respectively. The coast is also within easy reach with Winterton on Sea only 9 miles away.

ACCOMMODATION

Kitchen/Dining Room: 19'7" x 13'5"

Triple aspect with glazed door and picture window to side, stable door to front aspect. Full range of wall and floor mounted units finished with wooden worktops and a Butler sink. Electric cooker point, plumbing for washing machine and dishwasher. High vaulted ceiling with exposed timbers, tiled floor. Glazed double doors to:



Living Room: 22'4" x 11'4"

Dual aspect with picture windows and French doors to the south aspect.

Multi-fuel burner, laminate wooden flooring and wall lights.

Inner Hallway

Window to side, laminate wooden flooring.

Bathroom

Classic white suite with roll top claw foot bath, wash hand basin, low level w/c and a corner shower enclosure. Tiled floor, extractor fan, window to side.

Bedroom 1: 13'11" x 11'7"

Triple aspect master bedroom, laminate wooden floor, wall lights.

Bedroom 2: 10'2" x 10'1"

Window to rear.

Covered Verandah/Garden Room: 23'6" x 7'11"

With exterior lighting and heater. South facing with far reaching views.

Planning permission has been applied for to replace this with a brick and oak framed garden room. A decision is expected during March 2022.





OUTSIDE

The property is approached via a five bar gate which is flanked by mature olive trees. This leads to a gravel driveway which provides ample off road parking.

There are a number of well-stocked raised beds and a variety of fruit trees. There is also a dedicated boules/pétanque court.

The private rear garden is laid to lawn and enclosed by high mature hedging with a gate giving access to the fields behind.

The property also benefits from two timber outbuildings. The first is a two storey **Summer House** with two rooms on the ground floor and a third room upstairs which in turn leads to an impressive south facing balcony with great open views.

Huge potential to be used as a home office or hobby room etc.

The second outbuilding is currently laid out as a **Workshop** with garden store and a small gym.

ADDITIONAL INFORMATION

Tenure: Freehold

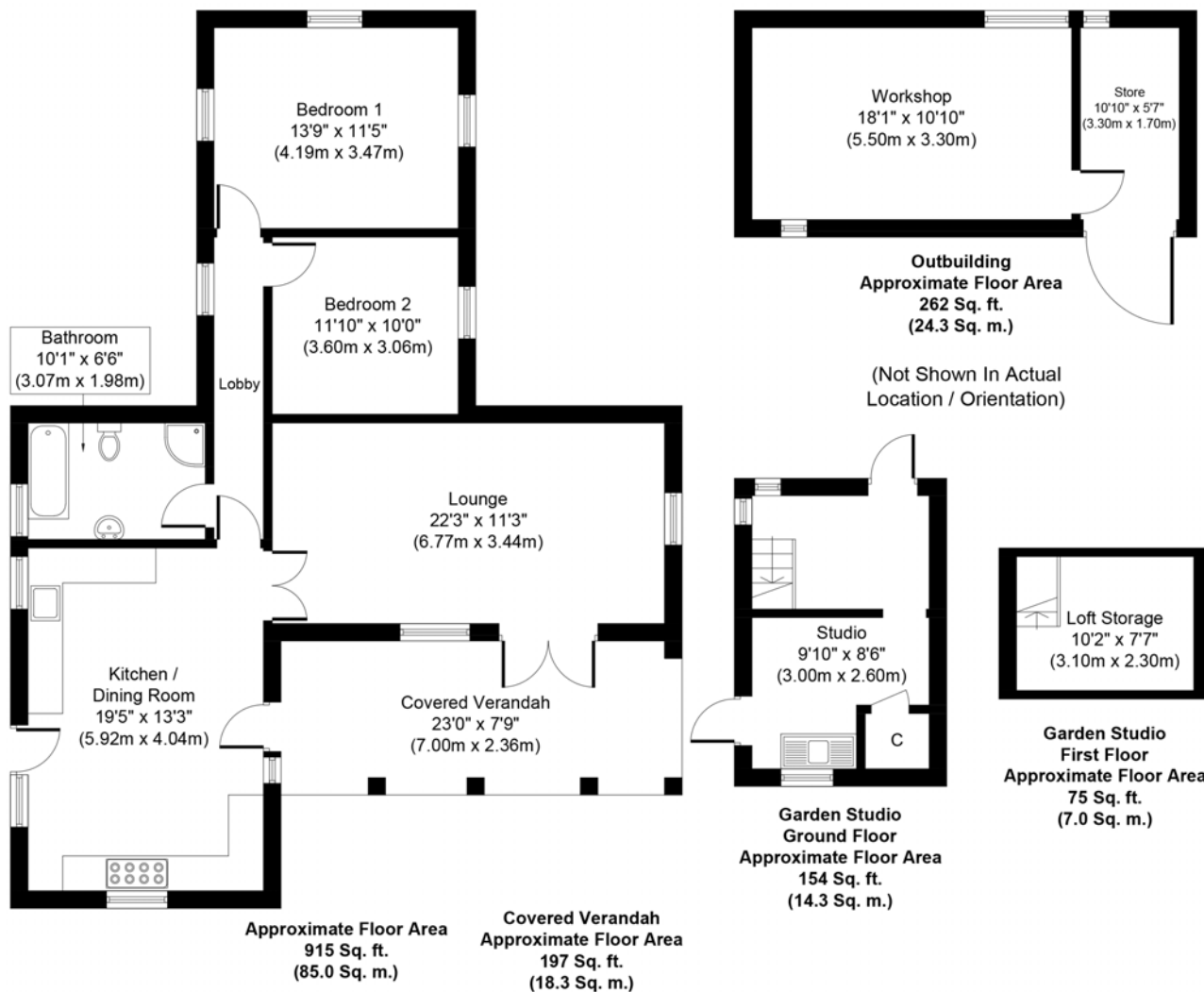
Services: Mains water and electricity, oil fired under floor heating

Drainage: Private treatment plant

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		









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