

# Arnolds | Keys



## Swanns Barn, Banningham Road, Tuttington, NR11 6TG

**Guide Price £1,000,000**

- Grade II Listed Detached Barn Conversion
- Four Reception Rooms
- Original Characterful Features Throughout
- Five Bedrooms; Three with En-suites
- Ample Parking and Double Garage
- Country Style Kitchen with Family Room and Utility Room
- Principal Bedroom with Mezzanine Dressing Room
- Beautiful Grounds Extending to 0.83 Acres

8 Market Place, Aylsham, Norwich, NR11 6EH  
01263 738444

county@arnoldskeys.com  
www.arnoldskeys.com

# Banningham Road, Tuttington NR11 6TG

Discover the perfect blend of rustic charm and modern luxury in this 5-bedroom barn conversion, situated in the picturesque countryside village of Tuttington, this beautifully renovated property offers original characterful features throughout with grounds extending to 0.83 of an acre.



Council Tax Band: G



## DESCRIPTION

This stunning five bedroom thatched barn conversion in North Norfolk offers the perfect combination of rustic charm and modern luxury. The spacious layout provides ample room for a growing family or those who enjoy hosting guests, with an impressive open plan dining room that is perfect for entertaining, a cosy living room and multiple reception rooms. The property boasts a range of original features including beautiful exposed beams, high vaulted ceilings and even an original door which is part of the Grade II listing and dates back to the 1600's. The Country style kitchen is a chef's dream, equipped with double 'Rangemaster' oven, Island unit and plenty of storage space, with a family/breakfast room and a utility room. The five bedrooms; three of which with en-suites offer comfortable and private retreats, whilst the principle room also boasts a dressing room. The landscaped garden provides a tranquil outdoor space for relaxation and entertaining and also features a vegetable garden and double garage. There is also annex potential with the option to adapt the West wing of the barn if desired.

Located in the picturesque North Norfolk countryside village of Tuttington, just two miles East of Aylsham, this barn conversion offers a peaceful escape from the hustle and bustle of city life, while still being within close proximity to local amenities and attractions. Whether you're looking for a permanent residence or a holiday home, this five bedroom detached barn conversion is sure to impress.

## INTERNAL ACCOMMODATION

### REAR ENTRANCE HALL

Timber framed door to rear entrance, tile flooring, radiator.

### CLOAKROOM

Timber framed double glazed window to rear, fitted with a WC, sink inset to vanity unit, radiator.

### UTILITY ROOM

Timber framed double glazed window to rear. Fitted with a range of wall and base units, space for a free standing fridge/freezer, inset sink with drainer, space and plumbing for a washing machine and tumble dryer.

### KITCHEN

Timber framed double glazed windows overlooking courtyard, one and a half sink with drainer, 'Rangemaster' double oven with 5 burner gas hob and hot plate, space and plumbing for a dishwasher, island unit with timber worktop over, integrated fridge and 'Neff' microwave. Radiator and tiled flooring.

### FAMILY/BREAKFAST ROOM

Two timber framed patio doors leading out into the courtyard garden, gas fired stove, tiled flooring and radiator.



### **LIVING ROOM**

Timber framed patio doors leading out to the decked area of the rear garden, two double glazed windows to side aspect, Inglenook fireplace with brick surround and timber mantel over, currently housing electric wood burner, built in storage cupboard.

### **DINING ROOM**

A fantastic space with high, exposed beam ceilings and a snug/library area, timber framed doors leading to the courtyard, laminate flooring and bespoke Oak stairs to first floor.

### **STUDY**

Timber framed door to side entrance, exposed brick wall feature, fitted with storage units and shelving, carpet and radiator.

### **REAR HALLWAY**

Timber framed door to side aspect, double glazed windows to side, radiator, large built in storage cupboard fitted with shelves, carpet. Doors to;

### **FAMILY BATHROOM**

Double glazed window to rear, fitted with a three piece suite comprising of corner bath with mains connected shower over, WC and pedestal sink, tiled flooring, radiator with heated towel rail over, extractor fan.

### **BEDROOM**

Timber framed double glazed door leading into private courtyard garden to the side of the property with double glazed window to side, radiator and carpet. Door to;

### **ENSUITE**

Fitted with a three piece suite comprising corner shower cubicle with mains connected shower and rainfall shower head over, WC and pedestal basin, extractor fan, heated towel rail, tiled floor.

### **BEDROOM FIVE**

Double glazed window to rear, radiator, carpet.

### **BEDROOM FOUR**

Double glazed window to rear, carpet, radiator.

### **BEDROOM TWO**

A multi aspect room with timber framed double glazed window to side and rear, carpet, radiator. Door to;

### **ENSUITE**

Fitted with a three piece suite comprising double shower cubicle with mains connected shower, pedestal sink and WC, extractor fan, radiator, tiled walls and floor.



### STUDY

Timber framed doors to side aspect, fitted with base and wall mounted cupboards and shelving units, carpet flooring, radiator.

### DINING ROOM

Timber framed patio doors to side courtyard, laminate flooring, snug area, stairs to first floor.

### GALLERIED LANDING

Carpet flooring, entrance to:

### SNUG AREA

Windows to side aspect, wall mounted electric fire place, carpet flooring.

### PRINCIPAL BEDROOM

Double glazed window to rear and out onto the landing, large in eaves storage cupboard, carpet and radiator. As you first enter the bedroom a door to the right leads you to the ensuite, alternatively steps up take you to the bedroom, you can access the mezzanine dressing area from here which is fitted with two double built in wardrobes to either side.

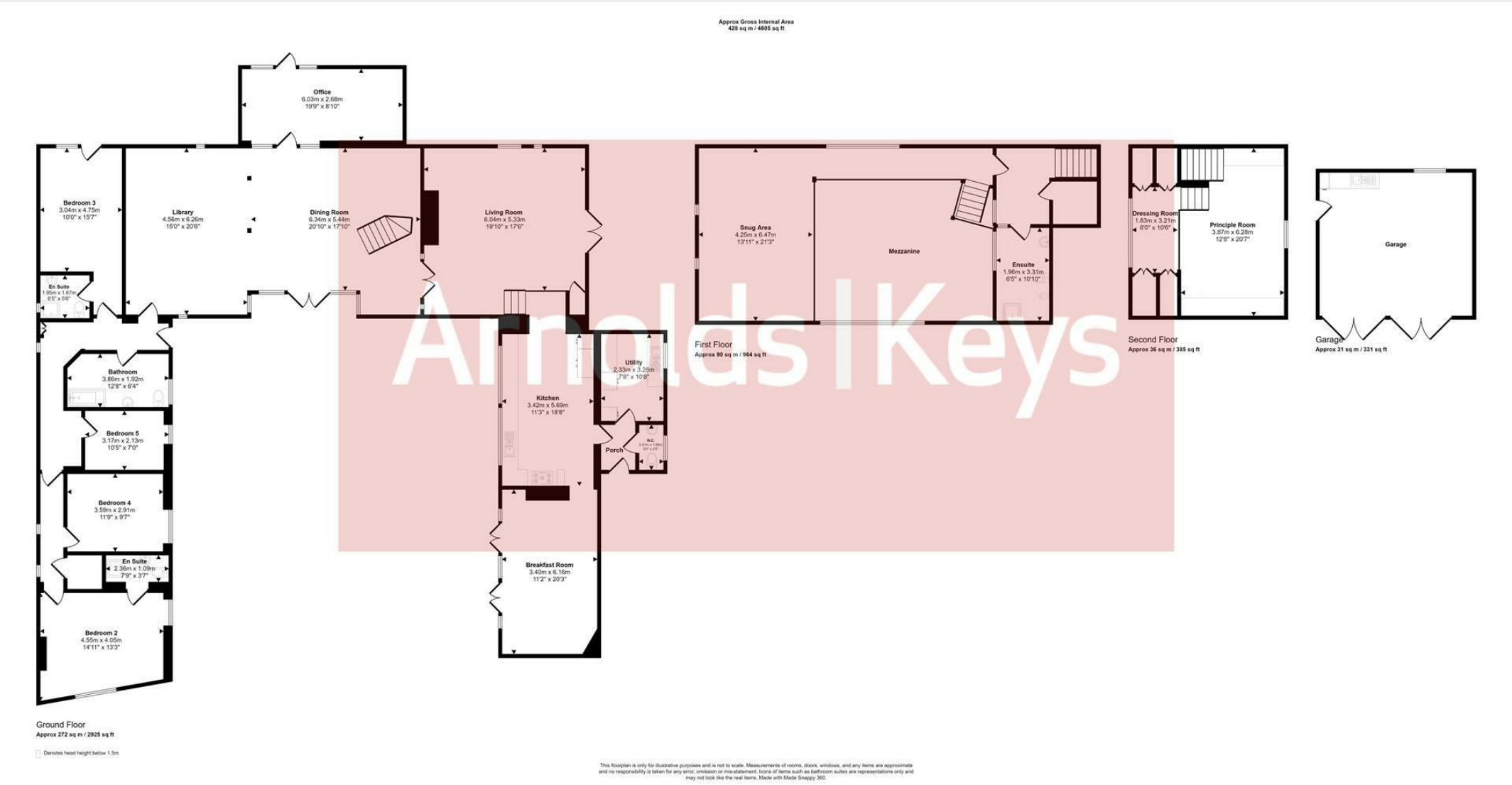
### EXTERNAL

The property is approached via a shingled driveway leading down the side of the property with access into the double garage, with timber framed doors power and electricity. The inner courtyard garden is partly paved providing a delightful seating area and partly laid to lawn. To the rear of the property the grounds extend to just over 0.8 of an acre with manicured lawn area, a pond and multiple fruit trees. The garden is further sectioned to provide a vegetable garden with a greenhouse and shed. To the side of the property there is a small, secluded courtyard garden providing access to bedroom two; allowing for annex potential if desired.

### AGENTS NOTES

This property is Freehold.  
Mains electricity connected.  
Drainage is via a septic tank.  
Oil fired central heating.  
Council tax band: G





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.