



## BARN HOUSE THETFORD ROAD THETFORD, IP24 2QX

£800,000  
FREEHOLD

### INDIVIDUAL HOME WITH RIVER FRONTRAGE AND ANNEXE

This outstanding four-bedroom barn conversion comes complete with a self-contained two-bedroom single storey annexe/bungalow—offering exceptional versatility for modern family life or multi-generational living. The property occupies approximately 1.4 acres and is exuding charm and character throughout. A spacious reception hall with a striking vaulted ceiling creates a memorable first impression, leading to a large dining room that seamlessly connects to a beautifully appointed modern kitchen. Featuring a central island and high-quality integrated appliances, this kitchen is both stylish and functional.

The sitting room is bright and inviting, with spectacular views of the gardens. Upstairs, four well-sized bedrooms are arranged off a galleried landing, three of which benefit from en suite bathrooms.

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# BARN HOUSE THETFORD

• Substantial Barn Conversion Standing In About 1.4 Acres • Un Spoilt Views • Versatile Accommodation Offering Holiday Let Opportunity With A Self Contained Annex • Benefiting From Oil Fired Heating • Vaulted Entrance With Exposed Timbers • 4 Bedrooms And 3 En-Suites • Simply Stunning Kitchen With Built In Appliances • Enjoy The Fabulous Views From The Large Sitting Room • Private Setting And Ample Parking Plus Garage/Outbuilding • 3D Tour On Line Now - Call To Arrange Your Appointment For This Rarely Available Opportunity



## Entrance Hallway

High valuted ceiling and exposed beams. With full height and a velux window. Radiator.

## Inner Hallway

Storage cupboard

## Cloakroom

Modern suite, WC, washbasin and shower cubicle with waterfall and handheld shower head. Heated towel rail.

## Sitting Room

Solid wood flooring and feature fireplace with inset electric style log burner. Glazed doors to the dining room.

## Dining Room

French doors leading out to the gardens. Velux window offering natural light and radiators.

## Kitchen/Breakfast Room

Impressive and stylish modern kitchen with a good range of cupboards and feature central island with granite work surface. Large corner pantry cupboard. Built in appliances include oven and microwave, fridge and freezer and dishwasher.

The island is home to an inset sink and drainer, induction hob and wine rack along with granite work surface.

Overhead ceiling panel with extractor fan and recess lighting. Double doors lead to the patio garden area.

## Study

Dual purpose room with cupboards and inset sink and drainer. Window and radiator.

## Utility Room

Wall and base cupboard units and ample worktop over. Plumbing for washing machine. Cupboard housing oil boiler.

## Landing

Galleried landing area with exposed beams.

## Inner Landing

### Principle Bedroom

Spacious double room with a velux window offering lots of natural light.

Radiator.

### Walk In Wardrobe

Built in shelves and loft access.

### En-Suite

Luxury suite comprising of a large vanity unit with granite worktop, illuminated vanity mirror, wash basin and WC. Sunken bath surrounded by beautiful tiles and a separate double shower with waterfall and handheld shower.

### Bedroom 4

Good size room with velux window a storage cupboard and radiator.

### Inner Landing

Steps leading to landing

### Bedroom 2

Spacious double room with velux window and radiator.

### En-Suite

Luxury suite with free standing bath and floor taps. Fitted furniture to include WC and wash basin. Ladder radiator and LED mirror. Attractive wall and floor tiles.

### Bedroom 3

Built in wardrobes a velux window and radiator.

## En-Suite

Modern suite with 'P' shaped shower bath and curved screen. WC and wash basin with cupboards under. Decorative wall and floor tiles. Heated towel rail.

## Outside

Gated access leads to the garage and large parking area. Access to a detached timber shed with double doors. Electric car charging point. Concealed oil tank. Double gate access to the grounds.

## Grounds

Standing in grounds of about 1.4 acres being laid to lawn with mature hedging and trees enjoying incredible countryside views. Paved patio seating areas adjoin the property with flower beds. A unique sunken seating area with oak sleeper. A jetty overlooking the river.

## Summer House/Office

Timber construction being insulated with light and power connected plus internet. Ideal as a gym or office.

## Agent's Note

The property benefits from 3702.79sqft

## Outbuilding/Garage

With barn doors

## Self Contained Cottage Annexe

### Inner Hallway to Annexe

Hallway leading to the self-contained annexe, storage cupboard.

### Hallway

Airing cupboard, window to side and radiator.

## Sitting Room

Lovely room with triple aspect feature arch windows. Feature fireplace with wood burner. Front door access. Radiator.

## Kitchen/Dining Room

Modern shaker style kitchen with matching wall and base cupboard and drawer units, inset sink and drainer. Induction hob with built in electric oven and extractor over. Space for full fridge freezer, window to front and radiator.

## Laundry Room

Wall and base cupboards and ample work top over. Plumbing for washing machine and dishwasher and space for tumble dryer. Separate door access to the driveway. Radiator.

## Bedroom 1

Generous double room with window to front, door to bathroom. Radiator.

## Bedroom 2

Good size double with window to front and radiator.

## Bathroom

Suite comprising of WC, wash basin and bath with electric shower over. Radiator.

# BARN HOUSE THETFORD





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

**EPC Rating: Council Tax Band: F**

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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