



AN EXCEPTIONAL FAMILY HOME WITH PADDOCK

Virginia Barn, Hall Lane, Blo Norton, Diss, Norfolk, IP22 2JD

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ESTABLISHED 1966

Virginia Barn
Hall Lane
Blo Norton
Norfolk IP22 2JD

**A substantial rural family home with magnificent vaulted drawing room,
gardens and small paddock**

Guide: £575,000

**RECEPTION/DINING HALL | DRAWING ROOM | KITCHEN |
LAUNDRY ROOM | LOBBY | FOUR BEDROOMS TWO EN SUITES
| BATHROOM | DOUBLE CART LODGE | GARDEN AND
PADDOCK |**

VIRGINIA BARN was converted between 2010/11 and named after Virginia Woolf who stayed at Blo Norton Hall in 1906, and who was inspired by the surroundings to write her short story 'The Journal of Miss Joan Martyn'. This substantial conversion of a traditional timber framed barn provides well-presented two-storey accommodation, with an impressive full height vaulted sitting room and the flexibility of two bedrooms and bathrooms on both the ground and first floors. Whilst outside, are two areas of garden, a parking area with turning space, and an enclosed paddock. The total plot extends to around half an acre. Briefly, it comprises:

RECEPTION/DINING HALL 24ft x 10ft excluding oak-tread staircase to first floor, this double-aspect room has two pairs of French doors to both front and rear gardens, with storage cupboard, and open studwork through to

DRAWING ROOM 24 x 23 overall a magnificent vaulted double-height room with wide pine floorboards and a superb exposed timber frame and flagstone fire hearth fitted with wood stove.

KITCHEN 15.8 x 9 minimum with a range of wall and base kitchen units with ample work surfaces, inset four-burner (Calor) gas hob with oven below and extractor over, inset stainless-steel sink and drainer unit, built-in dishwasher, and pine floor boards.

LAUNDRY housing hot water cylinder and oil CH boiler, built-in work surface with inset stainless-steel sink and drainer unit with storage cupboards space and plumbing for washing machine.



BEDROOM 3 - 9.7 x 17.5 semi-vaulted ceiling with exposed timbers and beams.

BEDROOM 4 - 9.4 x 8.2 with pine floorboards

BATHROOM with tongue and groove panel bath, with tiled splashback, mixer and shower attachments, separate shower unit and shower screen over, pedestal wash hand basin and low-level WC, heated towel rail.

FIRST FLOOR

BEDROOM 1 - 13.2 X 10.8 narrowing to 8.7 with vaulted ceiling and exposed timbers, pine floorboards and door through to

EN SUITE SHOWER ROOM, pine floorboards, large walk-in shower cubicle, pedestal wash hand basin and low-level WC, and heated towel rail.

BEDROOM 2 - 13.3. x 9.3 minimum - with vaulted ceiling, exposed beams and studwork, built-in double wardrobe cupboard, pine floorboards.

EN SUITE BATHROOM with roll top ball and claw foot cast-iron bath with mixer shower attachment, separate shower unit and shower screen over, pedestal wash hand basin and low-level WC and heated towel rail.

OUTSIDE There is an area of garden to both the front and rear along with a double cart lodge and private parking area. Adjoining the garden is a small paddock, the total area extends to around **half an acre**.

Services: Mains water, electricity and shared private drainage are connected. (no phone line currently connected)

Local Authority: Breckland – Council Tax Band F.

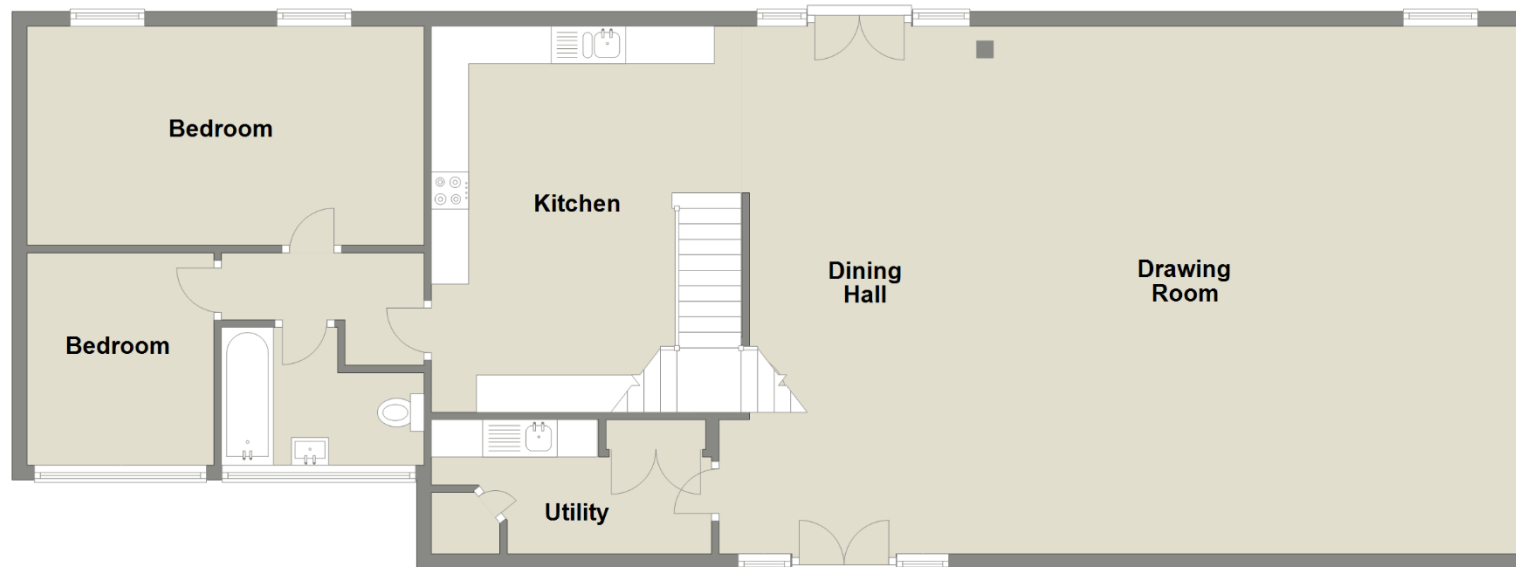
AGENT'S NOTES: The property has no Building Regs in relation to its conversion and is therefore sold with the benefit of an indemnity policy. Also, the main photograph has been photoshopped to show the new path of the driveway.

FREEHOLD



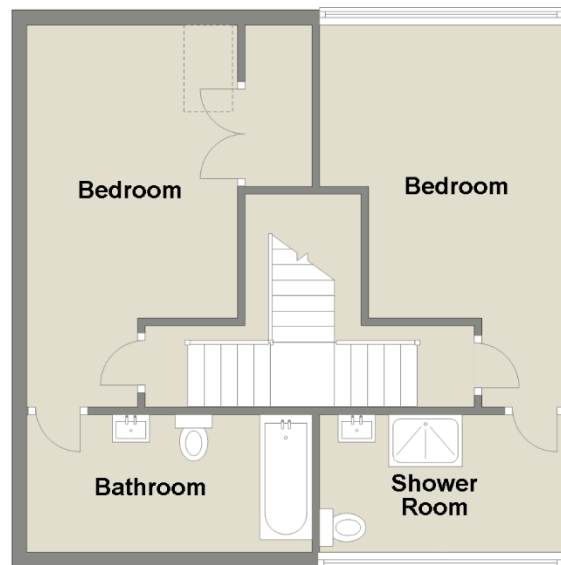
Ground Floor

Approx. 135.1 sq. metres (1454.1 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)

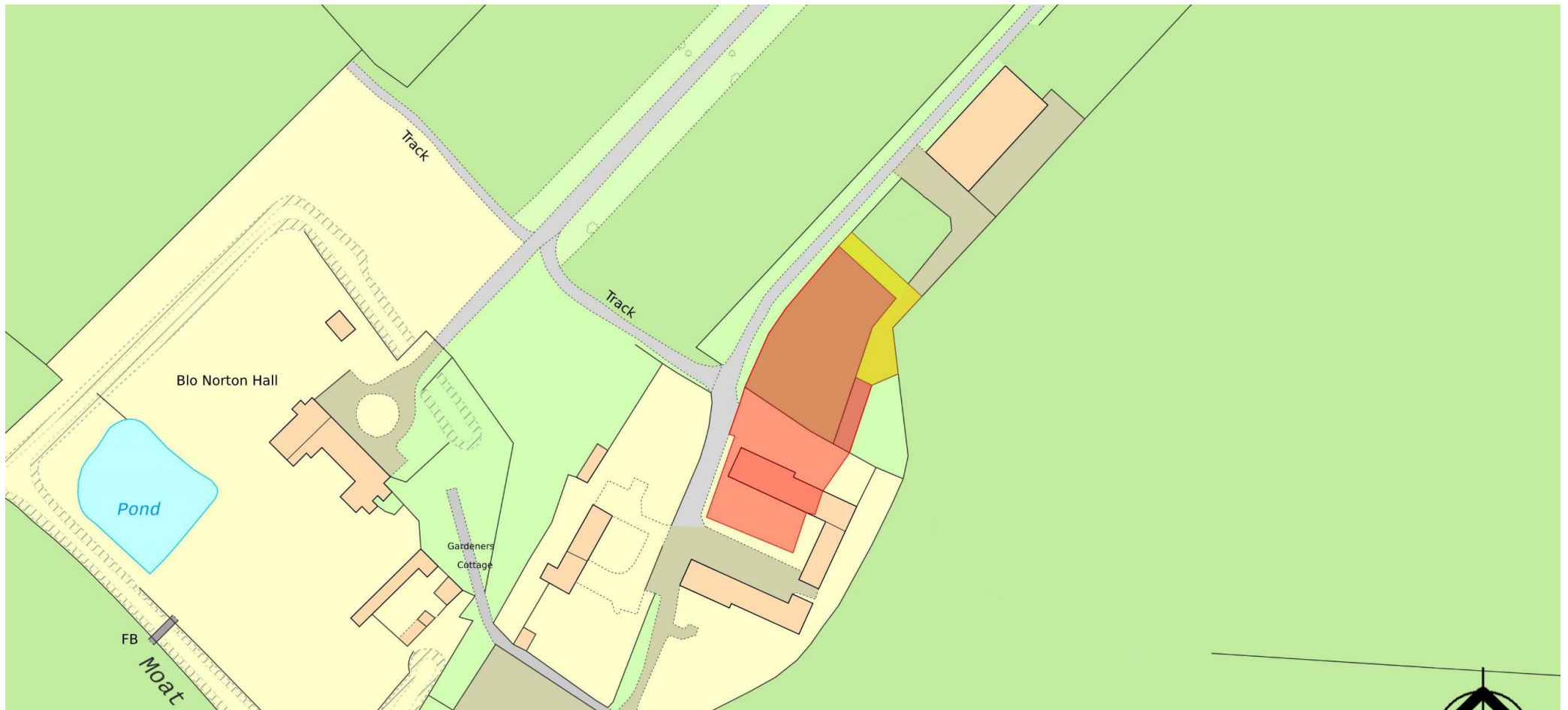


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Total area: approx. 184.7 sq. metres (1988.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.





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