



12 Laurel Farm Barns Market Street, Tunstead

£365,000



websters.

This enchanting three-bedroom barn conversion with no chain offers a serene countryside escape, ideal as a permanent home or a holiday retreat. Set on the outskirts of the Broads National Park, it provides a perfect blend of seclusion and convenience, with stunning natural surroundings right on your doorstep.

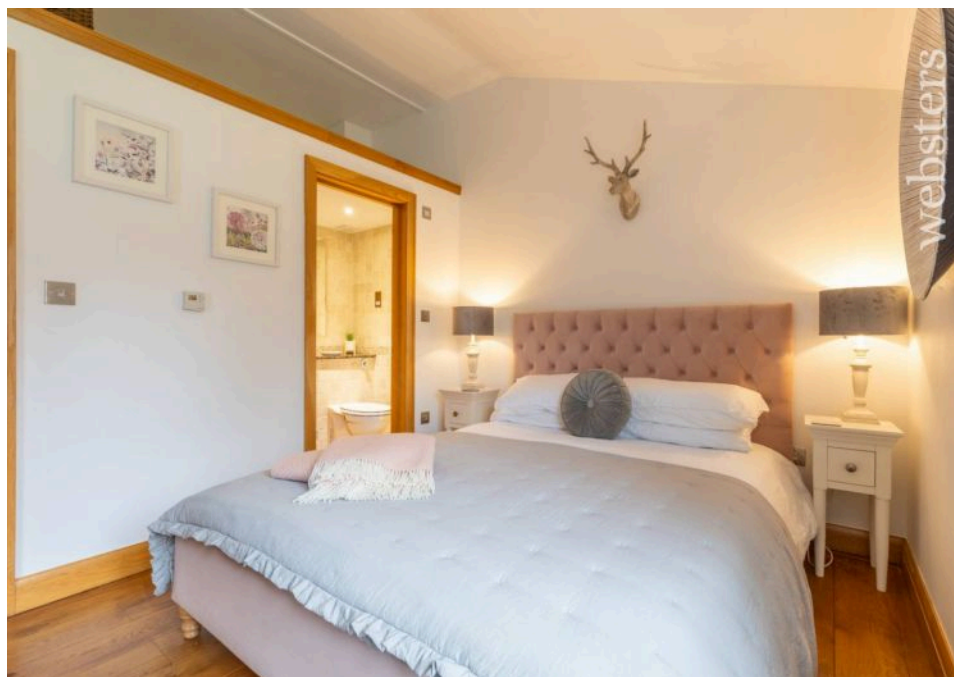
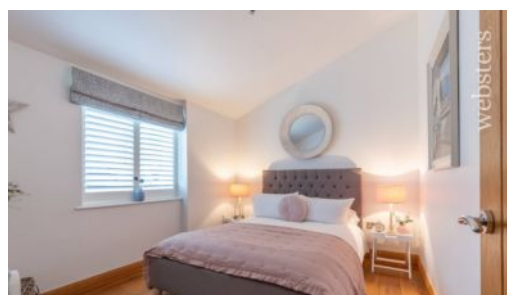
Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- › Ideal permanent residence or holiday home
- › Meticulously renovated
- › Desirable village location
- › Nearby countryside walks
- › En-suit off principle bedroom
- › Private garden
- › No chain
- › Council tax band B
- › Ample parking for four cars
- › 3 Bedroom semi-detached 18th century barn conversion



DESCRIPTION

The layout of this home has been thoughtfully designed to optimise space, with two bedrooms and a modern fully-equipped kitchen. Featuring a range of appliances, including a butter sink and granite worktops, radiating from a central living and dining area. At the front of the property, a further bedroom and family bathroom are accessed from the entrance hall, while the principle bedroom enjoys the luxury of an en-suite shower room and a walk-in wardrobe. Underfloor heating is provided throughout for added comfort.

The House

Each of the principal rooms is filled with natural light, thanks to the vaulted ceilings and generous double-glazed windows. The living room, in particular, features floor-to-ceiling glazing, offering beautiful views and direct access to the private rear garden along with a beautiful wood burner as a cosy centre piece. The garden itself is a stunning space, facing South-West to ensure sunlight throughout the day while maintaining a sense of seclusion. A well purposed shed, a paved patio area, ideally located at the rear of the property, provides the perfect spot for outdoor dining and relaxation, while the well-maintained lawn extends towards a tranquil pond, which lends the property its name. Mature trees offer dappled shade, adding to the peaceful atmosphere of this beautiful outdoor retreat.

LOCATION

Located in the highly desirable village of Tunstead, this exquisite brick-and-flint property is part of a small cluster of converted agricultural buildings on the edge of the village. This semi-detached, single-storey home has been finished to an exceptional standard, featuring wooden floors, vaulted ceilings, and exposed beams that highlight the character and charm of the space with ample parking for four cars. Tunstead is just two miles north of Wroxham, offering a range of local amenities, including a primary school, a public house, and independent craft and produce shops. Wroxham, with its broader selection of facilities, is home to a high school, medical centre, Post Office, and larger retail and hospitality offerings.

COUNCIL TAX

The property is under Broadland Council and is in tax band B.

SERVICES

Electricity, Water and Drainage are connected to the property, Websters have not tested these services.

VIEWINGS

To be carried out by the sole agents, Websters Estate Agents, 4 Drayton High road, NR8 6AF.

GROUND FLOOR



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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