



Oak Tree Barn Norwich Road, Shotesham St. Mary

Guide Price £725,000

websters.



Oak Tree Barn Norwich Road

Shotesham St. Mary, Norwich

On offer is an exceptional and seldom found barn conversion boasting four generously proportioned double bedrooms in the highly coveted village setting of Shotesham. The residence presents two bathrooms, a cloakroom, and a utility room for added convenience. Revel in the spaciousness of the open plan kitchen/breakfast area, along with the open plan lounge/dining space. The property features ample off-street parking, a double garage (with potential to convert above subject to planning permission), and a large south-facing rear garden to soak up the sunshine. This property encapsulates rustic charm with contemporary living, providing a unique opportunity to secure a home of distinction in a desirable location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



websters.

Porch

Double glazed front door with double glazed side windows, Norfolk Pamment tiled flooring and door to:

Entrance Hall

Complete with large study nook, velux window, doors to two bedrooms, cloakroom and bathroom, built in storage cupboard, airing cupboard, floor laid to carpet and a radiator. Access to inner lobby.

Bedroom Four

11' 4" x 8' 4" (3.46m x 2.55m)

Double bedroom with a velux window, floor laid to carpet and a radiator.

Bedroom Three

13' 6" x 10' 0" (4.12m x 3.06m)

Double bedroom with a built in wardrobe, double glazed casement window to the side aspect, floor laid to carpet and a radiator.

Cloakroom

Low set WC, hand wash basin set to vanity with tiled splash back. floor laid to carpet, extractor fan and a radiator.

Bathroom

8' 8" x 6' 3" (2.63m x 1.91m)

Panel bath with rain shower over, shower attachment and tiled backing, low set WC, hand wash basin set to vanity with tiled splash back, large velux window, tiled flooring, heated towel rail, radiator and an extractor fan.

Inner Lobby

Doors to lounge / diner, kitchen / breakfast room and main bedroom, floor laid to carpet, radiator and a double glazed casement window to the side aspect.





Double garage

2 Parking Spaces

A large double garage with power and lighting along with two electric roller doors. There is also the potential to convert above the garage (STPP).

Off street

3 Parking Spaces

Two off street parking spaces in front of the garages and a further off street parking space to the rear via side gate access.

Kitchen / Breakfast Room

14' 2" x 22' 5" (4.32m x 6.84m)

Modernised open plan space comprising a range of bespoke made wall and base units with Venetian gold granite work tops, free standing AGA, large sunken ceramic Butler sink with mixer tap, integrated dish washer, tiled flooring and stripped wooden flooring, two velux windows, double glazed casement window to the rear aspect and double glazed French double doors to the rear garden with side windows.

Rear Lobby

Doors to garage and utility room, LVT flooring, space for American style fridge - freezer and a loft hatch.

Utility Room

8' 9" x 8' 5" (2.66m x 2.57m)

Comprising a range of wall and base units with laminate work tops, inset ceramic sink with mixer tap and drainer, space and plumbing for washing machine, airing cupboard housing Air Source Heating system, LVT flooring, radiator, a double glazed casement window to the rear aspect and a part double glazed door the rear garden.

Lounge / Diner

40' 5" x 12' 10" (12.33m x 3.91m)

Outstanding open plan space with double glazed casement windows to the side and rear aspects, large wood burning stove set to tiled hearth with oak mantle, floor laid to carpet, three radiators, double glazed French double doors to the rear garden with side windows and sealed unit windows to the side aspect.

Bedroom One

15' 6" x 12' 6" (4.72m x 3.80m)

Double bedroom with two double glazed casement windows to the side aspect, floor laid to carpet, fitted wardrobes and a radiator. Door to ensuite.

Ensuite

6' 2" x 6' 10" (1.88m x 2.08m)

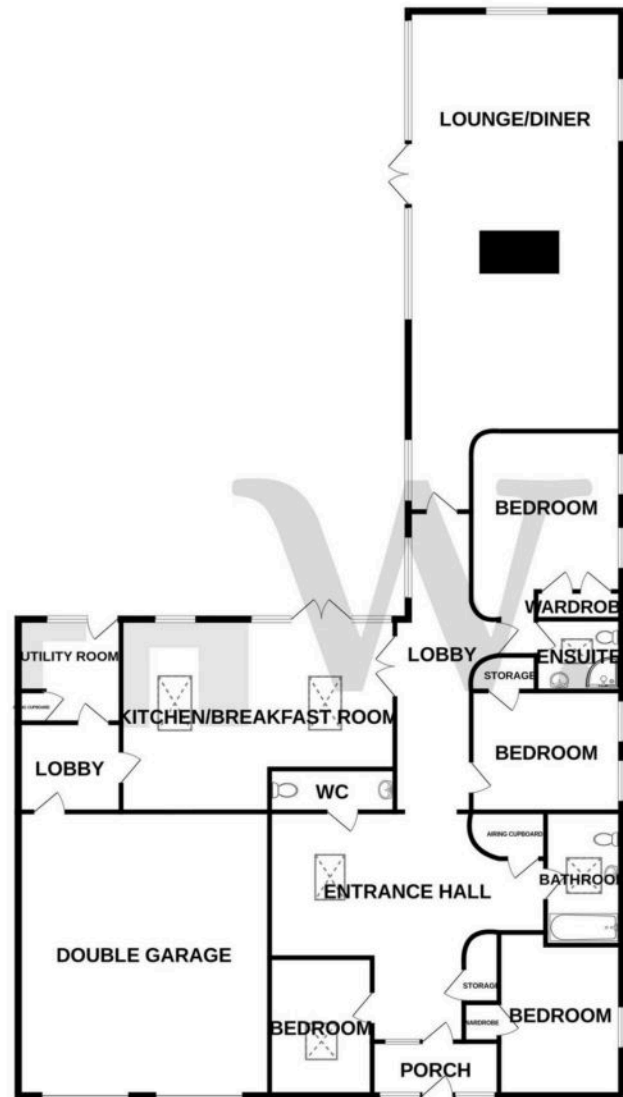
Modernised suite comprising a corner shower with dual shower heads, tiled backing and double sliding doors, low set WC set to vanity, hand wash basin set to vanity with tiled splash back, LVT flooring, radiator and a velux window.

Garden

A large and private south facing rear garden laid to a patio alfresco area along with a vast lawned space bordered by a range of mature shrubs, trees and flowerbeds. There is also a log store, rear gated access and further side gate access for additional parking on a stone shingle area.



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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