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Bespoke.



Flint Barn

Letton, IP25

“Whether you’re a big family or a couple, there’s so much flexibility here”

From our sellers





Introduction

Flint Barn enjoys a secluded rural location in the small community of Letton. It comprises a fully restored threshing barn with tasteful ground floor extensions and due to its pedigree is grade II listed. The barn is nestled alongside a small belt of woodland and the Letton Hall estate and benefits from uninterrupted views across to the hall. The long gravel drive affords Flint Barn a quiet, private aspect with pleasant gardens, an orchard and grounds of about one acre.

Inside

The ground floor of the barn has an open plan feel comprising impressive dining and sitting rooms. Beside this sits a modern living, kitchen, dining room with double doors leading on to a beautiful, enclosed patio area and courtyard. To the opposite side of the sitting room is the entrance hall, cloakroom and delightful snug with vaulted ceiling.

There are four bedrooms on the ground floor, two en-suite and two further bedrooms well-served by a "Jack & Jill" bathroom.

The stunning, vaulted principal bedroom is located on the first floor with dressing room off which leads to a spacious en-suite.

As you go up the stairs to the first floor you enter the vaulted lounge/entertainment room. This area has exposed beams and lovely views.

Outside

The property boasts a number of practical, well maintained external structures. There is a large two and a half bay garage with a spacious home office/studio above. A charming octagonal summer house has views across the garden to the Letton Hall estate. Also, a generously proportioned shed houses the garden equipment.

The property is approached from the lane through a five-bar gate and up a private gravel driveway. The drive leads to an enclosed gravel area accessed through a second five-bar gate, flanked by post and rail fencing and a laurel hedge.

The extensive and beautifully maintained gardens comprise sweeping lawns, a vegetable patch and orchard. There are several seating areas with lovely views.







Reception Rooms

The living spaces easily flow from one room to the next and are light, bright and airy.

The main living area comprises a large dining room and sitting room, with large glazed areas on either side. The space is predominantly open-plan with a wide hand built oak staircase leading to the first floor.

The sitting room has a wood burning stove set in a feature brick fireplace with an exposed feature brick wall opposite. Four Velux windows with solar powered blinds ensure amply natural light.

From the hall there is a vaulted snug/study which overlooks the courtyard.

More informal dining and living space can be found in the large, modern living kitchen which provides enough space for a comfy sofa and good-sized informal dining area.

The upper barn is accessed via the stairs and is an outstanding space with engineered oak floor, unusual lunette windows, a round window in the gable end wall and magnificent oak beams. This unique space is an open canvas and can be used as additional lounge, music room, home entertainment room, games room or indeed just an open space to be enjoyed.

Bedrooms and bathrooms

Four double bedrooms with co-ordinated décor are located on the ground floor all with engineered oak floors, large windows and sympathetic lighting. Two bedrooms have en-suite shower rooms and two share a "Jack & Jill" bathroom.

Upstairs, the principal bedroom is particularly luxurious and benefits from a bath and shower room and its own dressing area.

Downstairs, off the hall, there is a guest cloakroom.

Features

One of the many highlights of this five-bedroom property is the seamless combination of the 1800's built threshing barn and tasteful new extensions. The whole barn is very light and airy and manages to combine a feeling of spaciousness with a cosy internal environment. In this barn conversion there is an easy flow from one room to the next.

The outbuildings, comprising summer house, shed, studio and garage, make it a really versatile home, which coupled with the large number of ground-floor bedrooms, make it ideal for multi-generational living.

Practicalities

The kitchen is modern and well-fitted with a range-style cooker, a practical granite topped island and plentiful cupboard storage. The kitchen and utility room units are bespoke and hand built.

Ample, enclosed parking is provided, accessed via the drive, which leads to the two and a half bay garage. The first-floor home office/studio offers a number of potential uses, depending on a new buyer's needs.

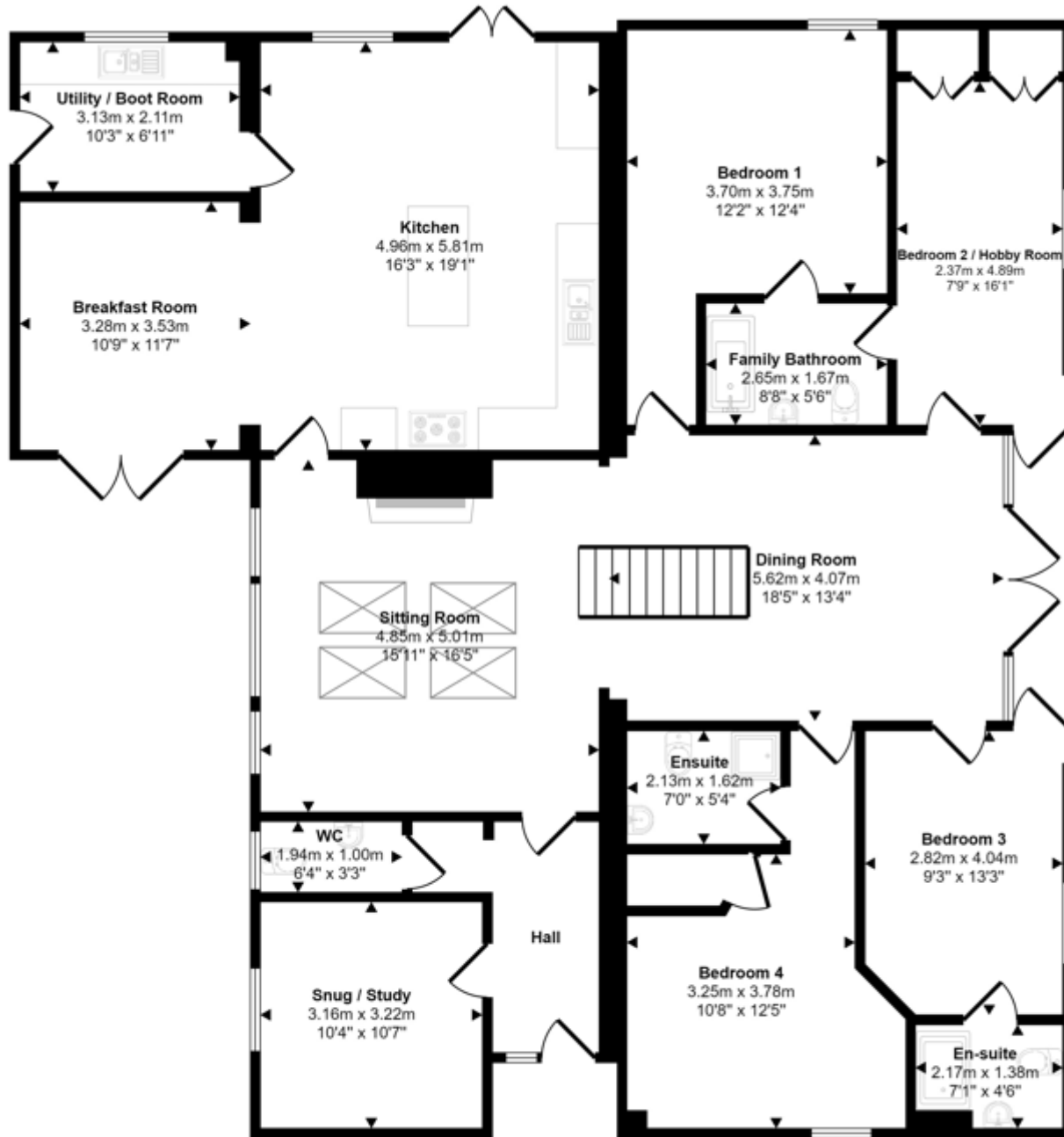
Services

Flint Barn is connected to mains electricity. Water is provided via a private borehole. There is a private sewerage treatment plant.

EPC Rating

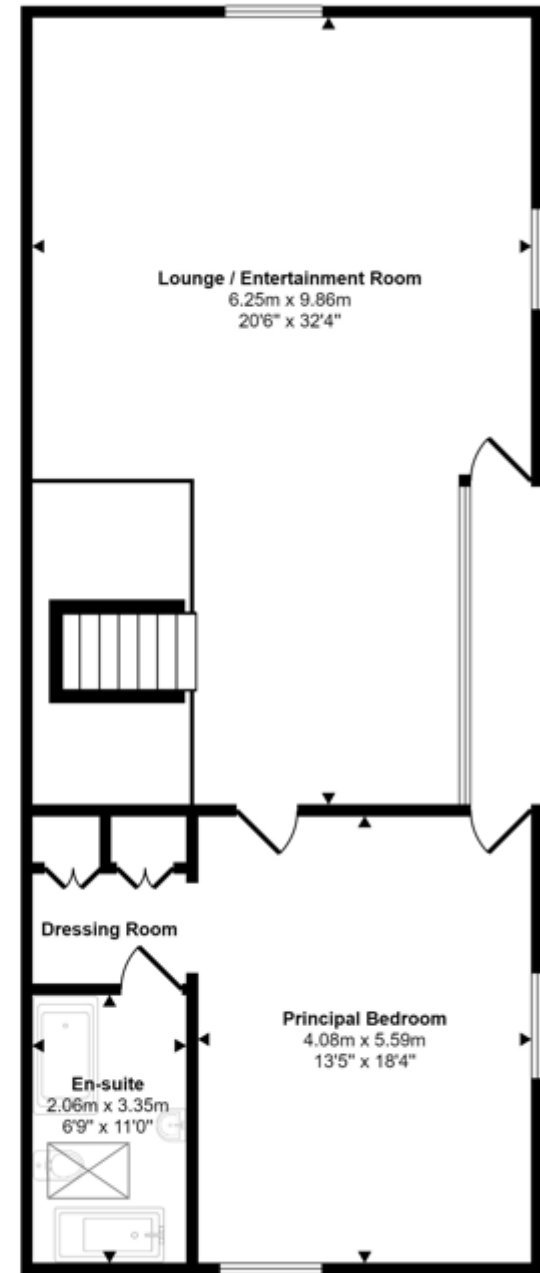
The energy performance rating for this property is TBC.

Approx Gross Internal Area
360 sq m / 3878 sq ft

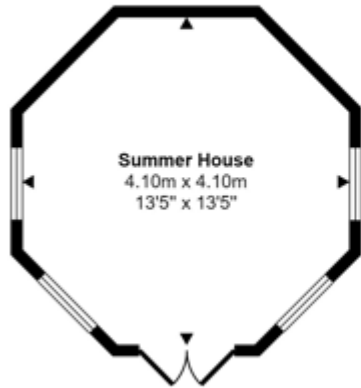


Ground Floor
Approx 193 sq m / 2080 sq ft

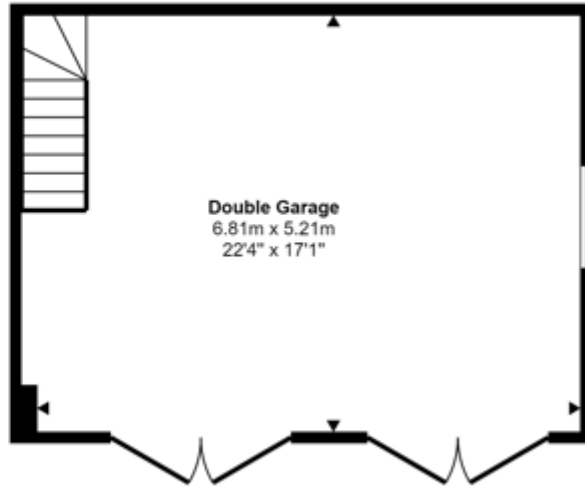
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



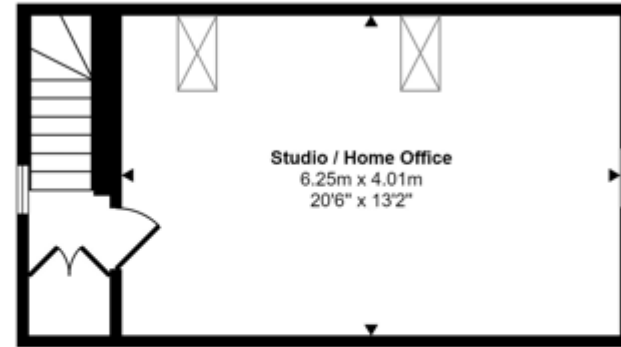
First Floor
Approx 87 sq m / 935 sq ft



Summer House
Approx 14 sq m / 150 sq ft



Double Garage
Approx 37 sq m / 393 sq ft



Studio
Approx 30 sq m / 320 sq ft

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Location

Flint Barn is one of a small number of barn conversions located in the hamlet of Letton, situated between the villages of Cranworth and Shipdham. It borders the Letton Hall estate, the Hall being a Grade II* listed Georgian house designed by Sir John Soane. The near-by market town of Dereham is situated five miles to the north.

Families

The property is suitable for families who want to embrace life in a quiet rural setting. However, despite its rural location, the barn is close to the villages of Cranworth and Shipdham with their associated amenities. There are school facilities at Shipdham. Letton is only around 40 minutes drive from Norwich and just under one hours drive to the north Norfolk coast.

The nearby market towns of Dereham, Watton and Attleborough offer a good range of facilities, including shops, supermarkets, eateries, primary and secondary schools.

Local Authority

Breckland Council.



Our agent's view

"The attention to detail at this property is truly phenomenal and I actually think it's well-suited to a wide range of buyers - particularly families who want to embrace a more rural way of life and older couples who want the space to entertain or pursue their own hobbies.

It's a really versatile and adaptable home, with easily accessible bedrooms on the ground floor and flexible living areas - not to mention so much lovely outdoor space that can be so easily maintained."

Samuel Le Good | Partner





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Agent's Details



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