



Fersfield Road | Kenninghall | NR16 2DP  
Price Guide £950,000

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Nestled on the charming village of Kenninghall, this stunning barn conversion offers a unique blend of rustic charm and modern living. Five bedrooms with a generous plot of 1.5 acres.

- Newly built, barn-style detached 5-bedroom house on 1.5 acres
- Large south-facing patio with exceptional countryside views
- Master Bedroom with views over fields, leading to a dressing room and luxury ensuite
- A-Rated Energy Performance with large solar PV array on the south-facing roof
- Fully fitted kitchen with Rangemaster Professional cooker, Smeg dishwasher, and double Belfast sink
- Bright and airy with four-way bifold doors opening onto the patio

## Location

This fine property is just outside the village on a quiet country lane in an elevated position allowing wonderful views to the east across a gently rolling landscape of trees and fields whilst to the west are fields and the tower of the village church. Kenninghall is considered to be one of the best villages in the area and retains various facilities including two public houses, a well run village stores, coffee shop, junior school and fine church. It is conveniently placed for access to a great many other amenities in the nearby towns such as Diss (9 miles) with its mainline rail service to London Liverpool Street, Norwich around 25 miles away, the A11 which is now all dual carriageway giving access to Cambridge in an hour or so, and for those who enjoy the coast, Southwold and Walberswick on the Heritage Coast are within an hour. This is an attractive rural retreat with easy access to the wider world.





## Property

This stunning new build barn-style detached home is set within 1.5 acres of picturesque countryside and offers a perfect blend of contemporary living and energy efficiency. Boasting an A-Rated energy performance, the property features a solar PV panels on the south-facing roof. Underfloor heating is installed on the ground floor, with aluminium radiators on the upper floors. A Samsung Air Source Heat Pump and Joule Cylinder provide heating and hot water, making the average heating costs approximately 60% lower than those of older properties. The ground floor welcomes you with a glazed entrance and hallway featuring an oak-finished staircase and limestone flooring. The first reception room showcases a wide-format e-studio fire, and breath taking views over the fields and garden. A WC with a low level WC and sink unit, LED mirror, and limestone flooring. The second reception room also benefits from oak flooring and stunning garden and field views. The spacious and light-filled kitchen, dining, and living area includes four-way bi-fold doors opening onto a generous porcelain patio with views of the surrounding landscape. The fully fitted kitchen is equipped with a Rangemaster Professional cooker, Smeg dishwasher, double Belfast sink, full-height larder fridge, large island unit, larder cupboard, and white marbled quartz worktops. The utility room offers a sink, oak-effect worktop, full-height built-in Samsung freezer, double tall larder cupboard, and access to the rear patio. Upstairs, the first floor features a large open landing with a fully glazed seating area. The principle bedroom enjoys stunning views over the fields and includes a dressing room and ensuite with luxury shower fittings, an Aquaroc vanity unit, mirrors, and heated towel rails, all complemented by wood-effect LVT flooring. The second bedroom also benefits from an ensuite with a shower, WC, and vanity unit, along with wood-effect LVT flooring. The third bedroom includes double built-in wardrobes, The family bathroom features a back to wall bath, Vitra vanity unit, shower and towel rail. A laundry and storage room houses the hot water cylinder and solar controls. The second floor offers additional space with a fourth bedroom, which includes an ensuite with a shower, WC, and vanity unit. The fifth bedroom/study provides a versatile space for an additional bedroom or home office. The property is being offered with a 10 year Buildzone warranty.

## Outside

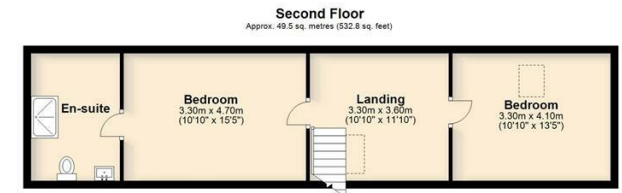
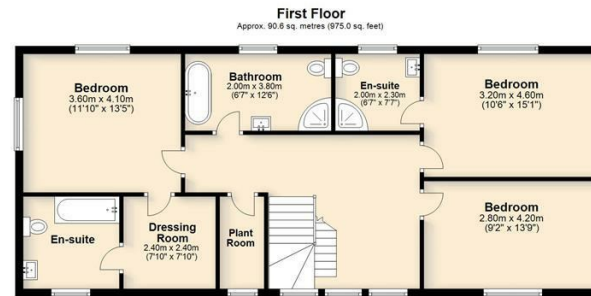
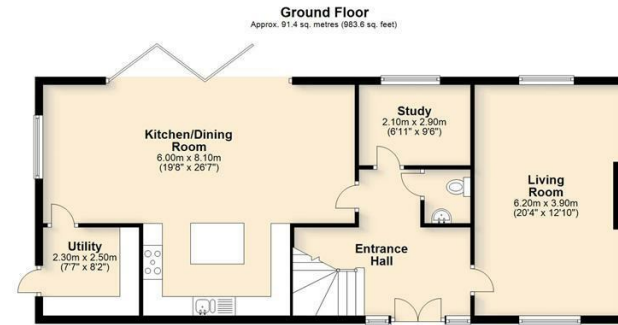
Externally, the property features a large detached garage suitable for two cars plus additional storage. There is ample parking for several cars and a generous south-facing porcelain patio with exceptional views over open fields. The garden is recently turfed, with a part-walled garden area to the rear and a beautiful south-facing meadow. This exceptional property combines luxury, sustainability, and space, making it an ideal family home. Viewing is highly recommended to fully appreciate the stunning location and high-quality finish.

How to get there: [///reserves.chapters.cleanest](http://reserves.chapters.cleanest)

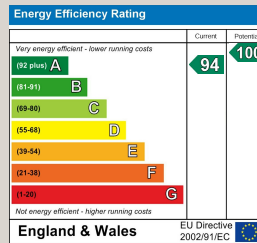
Viewing Strictly by appointment with TW Gaze.

Freehold

Ref:



Total area: approx. 231.5 sq. metres (2491.4 sq. feet)



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