



West Barn Brick Kiln Lane, Suffield

Norwich



Guide Price £500,000
Minors & Brady

West Barn Brick Kiln Lane

Suffield, Norwich

Guide Price: £500,000 - £550,000. A characterful barn conversion in the Norfolk village of Suffield, set down a quiet lane with open views across the surrounding fields. The property features a shingled driveway with ample parking and a large L-shaped garage with power. Inside, original features such as exposed beams and brickwork sit alongside modern upgrades. The farmhouse-style kitchen with Aga and granite worktops flows into a bright dining area with French doors to the garden, while the spacious sitting room with wood-burning stove and floor-to-ceiling windows provides an impressive setting for family living. Upstairs offers four bedrooms and a traditional five-piece bathroom, all complemented by landscaped gardens and well-presented outdoor spaces.

- A farmhouse-style kitchen forms the heart of the home, complete with an Aga, granite worktops, quality cabinetry, and a useful pantry cupboard
- The adjoining dining area is light and inviting, with French doors that open directly to the garden, creating seamless indoor-outdoor living for family meals or entertaining
- A spacious sitting room is centred around a brick-built fireplace with inset wood burner, with French doors and floor-to-ceiling windows drawing in natural light and framing views of the garden
- The first floor hosts four comfortable bedrooms, including one with a built-in wardrobe and others filled with light from large skylights, each offering charm and practicality
- A traditional five-piece family bathroom adds to the home's appeal, with a roll-top bath, separate shower, toilet, bidet, basin, exposed beams, and stylish tiling for a timeless finish
- A large L-shaped garage with power offers excellent versatility, whether used for storage, a workshop, or creative projects
- The front garden is landscaped with established planting





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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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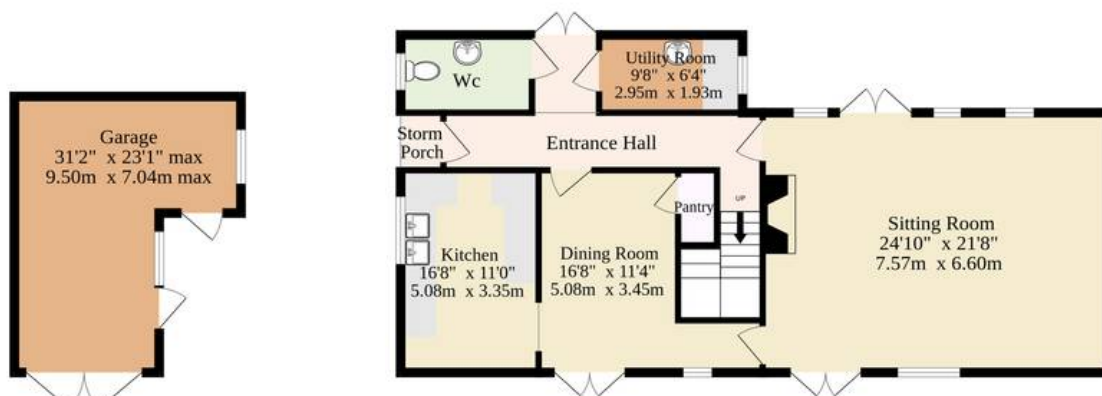
Location

Brick Kiln Lane is a small rural lane in the Norfolk village of Suffield, a peaceful setting surrounded by farmland but well placed for access to local amenities. Day-to-day shopping, supermarkets and a wide choice of services are found in North Walsham, around 10 minutes by car, which also has both primary schools and North Walsham High School. Smaller primaries, such as Colby Primary, are closer to hand in the surrounding villages. Healthcare is similarly centred in North Walsham, with GP surgeries, a community hospital and dental practices, while Cromer Hospital provides additional services a short drive toward the coast.

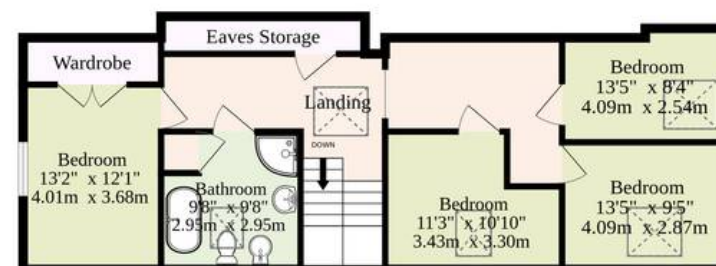
Transport connections are convenient for a rural lane: North Walsham railway station on the Norwich–Cromer–Sheringham Bittern Line offers regular services into the city and to the coast, and the nearby A140 and A149 roads provide straightforward driving routes. For leisure, the lane is well placed for both countryside and coast. The celebrated Gunton Arms pub, with its extensive parkland setting, lies just a few miles away, as does the historic Gunton Park Sawmill, a rare



Ground Floor
1913 sq.ft. (177.7 sq.m.) approx.



1st Floor
831 sq.ft. (77.2 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 2744 sq.ft. (254.9 sq.m.) approx.

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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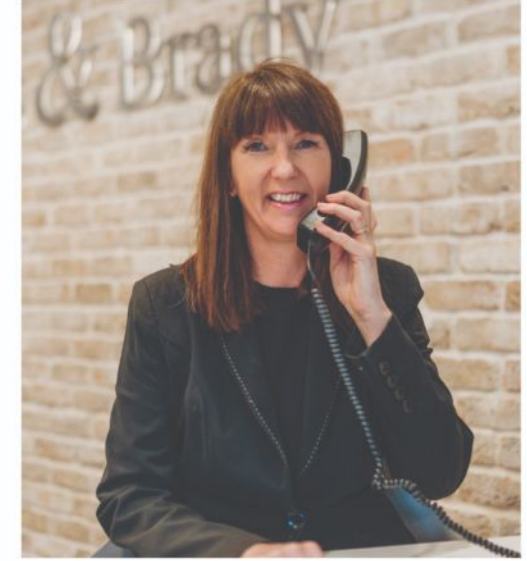
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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