



Smee Barn Smee Lane, Great Plumstead

Norwich



Minors & Brady

# Smee Barn Smee Lane

Great Plumstead, Norwich

At Smee Barn, life unfolds across light-filled spaces and expansive gardens, where every room has been designed to make the most of its quiet countryside setting. Sunlight pours through skylights and bi-fold doors in the vaulted family and dining area, drawing the eye across the patio to open fields beyond. The farmhouse-style kitchen, with bespoke cabinetry, a range cooker, and Butler sink, invites both everyday cooking and casual gatherings, while the sitting room, with a wood burner and French doors to the garden, provides a calm retreat at the end of the day. Four generously proportioned bedrooms offer privacy and flexibility, two with en-suites, while one room can be adapted as a study, dressing room, or guest space. Outside, mature trees, manicured lawns, thoughtfully planted borders, and two versatile summerhouses create a setting that is both private and full of possibility. With energy-efficient features, a tranquil location, and interiors that feel open yet intimate, Smee Barn offers a lifestyle defined by comfort, light, and the understated charm of Norfolk living.



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# Smee Barn Smee Lane

Great Plumstead, Norwich

- Chain free
- 'Smee Barn' is an exclusive detached residence proudly positioned on a substantial plot in Great Plumstead, enjoying a particular quiet location
- Highly energy-efficient home featuring 13 solar panels and 2 11kw battery storage units, complemented by an air source heat pump that was professionally installed in 2021
- Approached via a private road, the kerb appeal is apparent with a vast shingle driveway, a carport for sheltered parking, a garage and a store
- Farmhouse-style kitchen/breakfast room that is thoughtfully arranged with bespoke cabinetry, a range cooker, a Butler sink and areas for appliances, with an adjoining utility room
- The core of the home lies within the dining/family room has a striking vaulted ceiling with skylights and a grand set of bi-fold doors that opens out to the patio
- Comfortable sitting room showcasing laminate flooring, a traditional fireplace with an inset wood burner and French doors that looks out to the garden
- Four well-proportioned bedrooms offering the utmost comfort and privacy, two of which is complemented by private en-suites
- Expansive rear garden offering well-kept lawns, established trees, an entertaining patio, two flexible summerhouses, and open views across surrounding fields



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## Great Plumstead

Smee Lane, in the Norfolk parish of Great Plumstead, sits just under five miles east of Norwich, combining semi-rural living with easy access to the city's amenities. Residents typically travel to Thorpe St Andrew or Norwich for supermarkets, shops, cafés, and services, while pubs, the village hall, and the church provide the heart of community life.

Families benefit from Little Plumstead Church of England Primary Academy and Dussindale Primary School for younger children, with Thorpe St Andrew School and Sixth Form serving secondary pupils. For older students or those seeking further education, Norwich offers a range of options, including City of Norwich School, Earlham High School, and Norwich School, as well as colleges like Easton & Otley College and Norwich University of the Arts.

Transport links are practical: the A47 provides direct road access to Norwich, buses connect the village to the city, Norwich railway station offers regional rail connections, and Norwich International Airport provides domestic and limited international flights. Residents of Smee Lane enjoy countryside walks, cycling along quiet lanes, and a community-centered lifestyle while keeping the schools, colleges, and amenities of Norwich within easy reach.



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Great Plumstead, Norwich

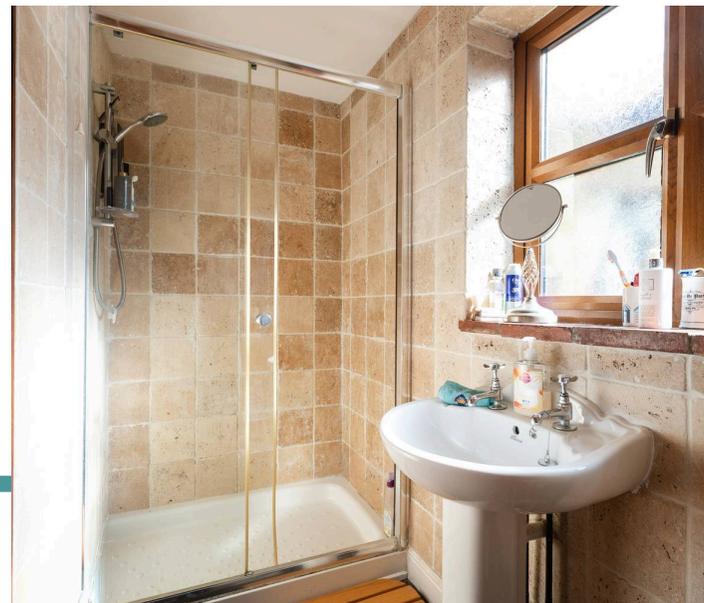
Smee Barn is an exclusive detached residence, proudly positioned on a substantial plot in Great Plumstead, in a particularly quiet location. This highly energy-efficient home features 13 solar panels, two battery storage units, and an air source heat pump professionally installed in 2021, offering modern living with significantly reduced running costs.

Approached via a private lane, Smee Barn immediately impresses with its kerb appeal. The vast shingle driveway provides off-road parking for up to nine vehicles, alongside a carport, garage, and store. A pitched storm porch offers a practical entrance after country walks, and the front door with side panels aligns directly with the rear bi-fold doors, giving views across surrounding fields from the moment you enter.

Inside, the reception hall is spacious, bright, and inviting, with Indian slate tiled flooring throughout. It provides an impressive introduction to the home and flows naturally into the principal reception areas, allowing light and space to define the ground floor.

To the right, the farmhouse-style kitchen/breakfast room is thoughtfully arranged with bespoke cabinetry, a range cooker, Butler sink, and integrated areas for appliances. An adjoining utility room offers additional practical space.

At the centre of the home, the dining/family room is a central focus designed for both everyday living and entertaining. Generous in size and beautifully proportioned, it features a vaulted ceiling with skylights and a grand set of bi-fold doors opening onto the patio.



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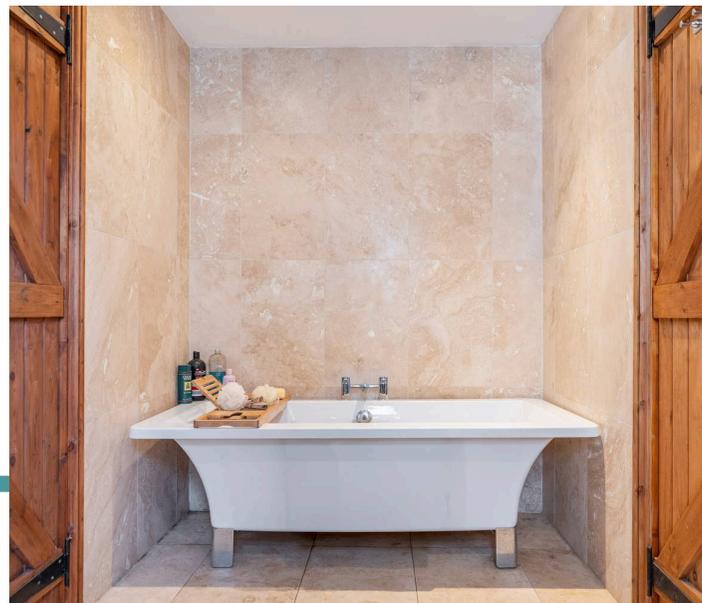
Great Plumstead, Norwich

The sitting room delivers a more cosy atmosphere, with laminate flooring, a traditional fireplace with an inset wood burner, and French doors that open to the garden. The room emphasizes space, light, and views of the surrounding greenery.

There are four well-proportioned bedrooms, offering the utmost comfort and privacy. Two are complemented by private en-suites, one with a shower suite and the other with a bath suite. There is flexibility for one room to serve as an office, dressing room, or guest room, depending on your lifestyle preferences.

The family bathroom is fully tiled with Travertine, a freestanding bathtub, hand wash basin, toilet, and heated towel rail, providing a luxurious space for daily routines.

The gardens at Smee Barn are equally impressive. Set within a substantial plot, the rear garden is landscaped to complement the natural surroundings, with well-kept lawns, mature trees, and thoughtfully planted borders. A generous patio provides an ideal setting for al fresco dining and entertaining, while two summerhouses at the garden's end offer flexible spaces for hobbies, home working, or relaxation. From every vantage point, open views across the surrounding fields reinforce the property's private, tranquil setting, creating a truly exceptional environment for outdoor living.



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# Smee Barn Smee Lane

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Sustainability is at the core of this home's design. With 13 solar panels, two 11kw battery storage units, and a professionally installed air source heat pump (2021), Smee Barn is exceptionally energy-efficient, offering both eco-conscious living and reduced running costs.

Smee Barn is defined by light, space, and a sense of calm that extends from its interiors to the surrounding gardens. Every room has been carefully arranged to enhance natural light and views, creating an environment that is both welcoming and impressive. This is a home that can adapt to the needs of modern family life while maintaining a sense of understated elegance.

## Agents Notes

Freehold

Connected to mains water and electricity.

Air Source Heat Pump.

Septic tank.



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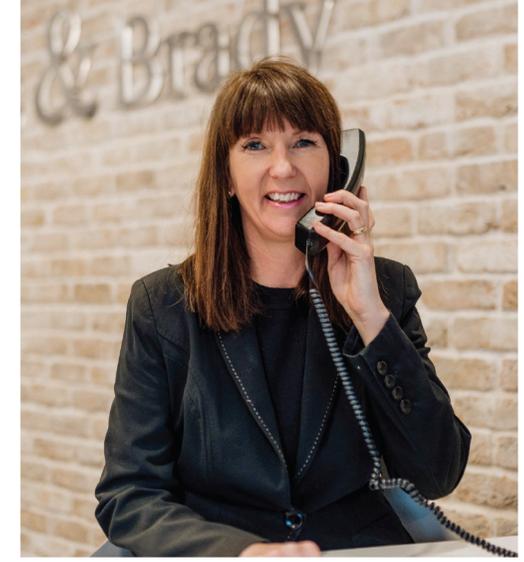
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