



2 The Walled Garden Bowthorpe Hall Road, Norwich

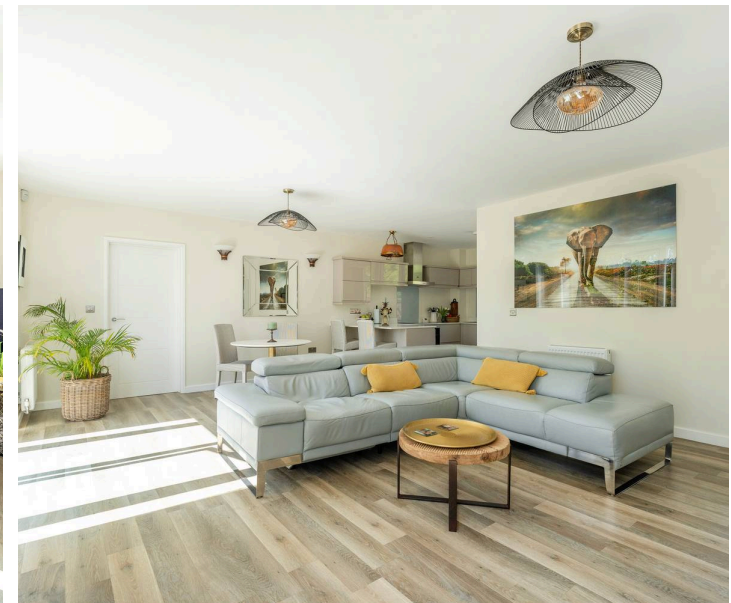
Norwich



Minors & Brady

A striking fusion of character and contemporary style, this magnificent four-bedroom barn conversion is tucked away within an exclusive gated setting, offering privacy and architectural elegance in equal measure. The beautifully proportioned accommodation centres around an impressive open-plan living space, designed for both relaxed everyday living and sociable entertaining. A luxurious ground-floor principal bedroom with en-suite provides exceptional flexibility, ideal for multi-generational living or those seeking future-proofed accommodation. Upstairs, three further generous bedrooms and stylish bathrooms are arranged around a stunning galleried landing, enhancing the sense of space and light. Outside, the property enjoys a private garden, driveway and garage, complemented by shared mature communal grounds that elevate the setting further. Altogether, this is a rare opportunity to secure a distinctive home that perfectly balances charm, comfort and exclusivity.

- Stunning four-bedroom barn conversion blending historic character with contemporary design
- Tucked away within an exclusive gated development offering privacy and tranquillity
- Impressive open-plan living space, perfect for modern family life and entertaining
- High-quality fitted kitchen with integrated appliances and stylish breakfast bar
- Luxurious ground-floor principal bedroom with en-suite, ideal as a private retreat
- Three further generous double bedrooms, including a first-floor en-suite
- Striking galleried landing and beautifully finished family bathroom
- Elegant Karndean flooring, triple glazing and gas central heating throughout
- Private driveway and integral garage with electric door
- Landscaped private garden plus access to stunning mature communal grounds





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The Location

Situated in The Walled Garden, Bowthorpe, Norwich, NR5, this home enjoys a particularly pleasant position, offering a peaceful residential setting.

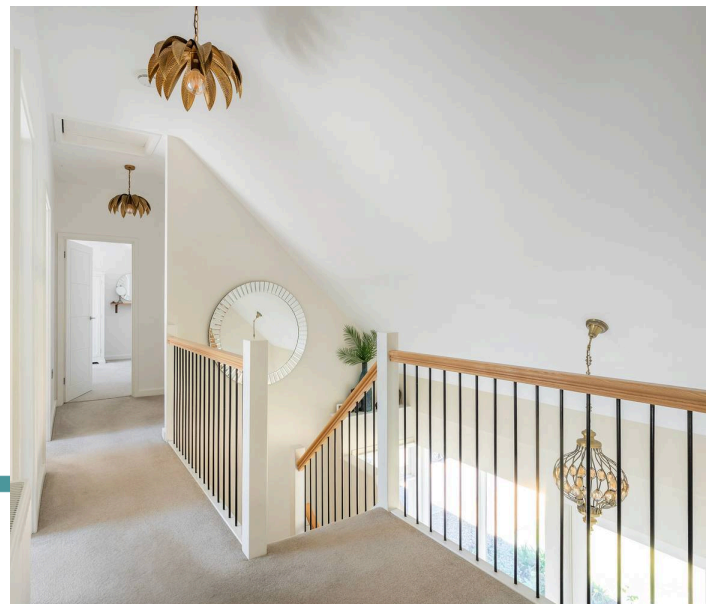
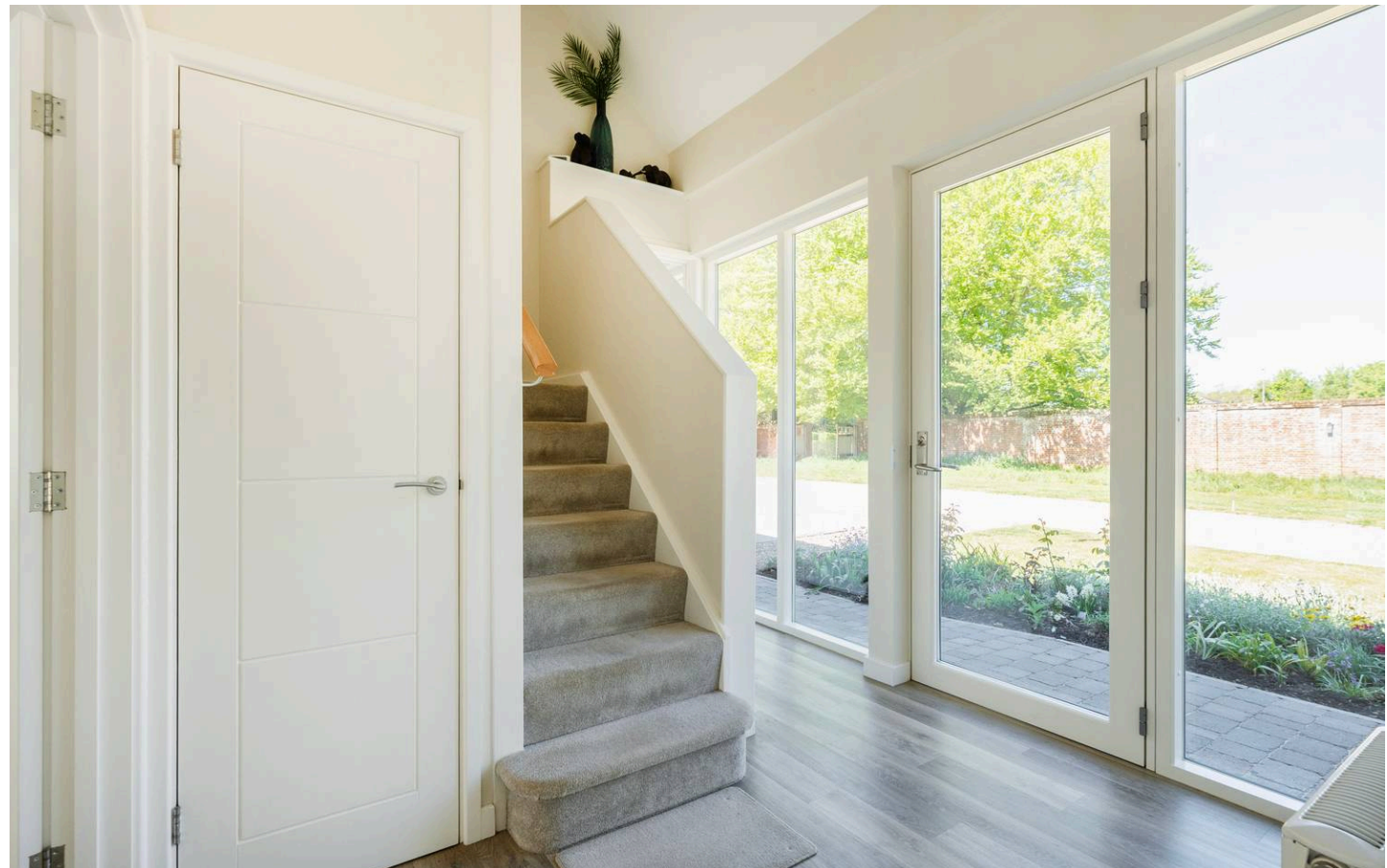
Despite its quiet setting, the location is exceptionally convenient. Bowthorpe Shopping Centre is just a five-minute walk away, providing a range of everyday amenities, including supermarkets, shops and services.

A local doctor's practice and dental services are also within easy reach, while Longwater Retail Park is only a short two-minute drive, offering Sainsbury's, fuel facilities, Next, a gym and additional retail options.

Families and food lovers alike will appreciate the nearby Norfolk Food Hall, a short drive away, offering high-quality local produce, a traditional butchery, excellent breakfasts and lunches, and a small children's play area.

The area is well served by respected schooling and benefits from straightforward access to Norwich Research Park and the Norfolk and Norwich University Hospital, making it particularly appealing for healthcare professionals, academics and growing families.

Outdoor recreation is well catered for, with green spaces close by, a local park within walking distance and Bawburgh Golf Club nearby. For commuters, there is easy access to the A47, regular bus services, and convenient routes into Norwich city centre.



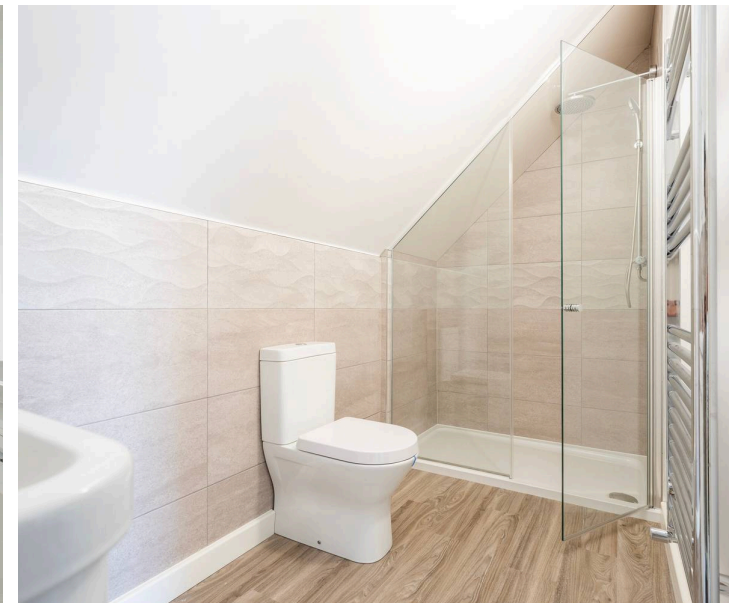
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The Walled Garden, Norwich

Tucked away within an exclusive gated development, this magnificent four-bedroom barn conversion offers an exceptional lifestyle, combining timeless character with modern comfort in a discreet and peaceful setting. Approached via private gates and surrounded by beautifully maintained communal grounds, the property enjoys a sense of privacy and tranquillity that is rare to find, making it ideal for those seeking both seclusion and refinement.

The accommodation begins with a spacious and welcoming entrance hall that immediately sets the tone for the home's generous proportions. This inviting space provides access to a useful understairs storage cupboard and a conveniently positioned cloakroom, while the staircase rises elegantly to the first floor. Karndean flooring runs throughout the ground floor, adding a sense of continuity, durability and understated style.

At the heart of the home lies an impressive open-plan living space. This beautifully designed area effortlessly accommodates lounge and dining spaces, making it perfect for both everyday living and entertaining. The living area flows seamlessly into a high-quality fitted kitchen, thoughtfully designed with a range of contemporary units, integrated appliances and a stylish breakfast bar, providing a sociable hub for family and guests alike. A separate utility room further enhances practicality, keeping everyday essentials neatly tucked away.



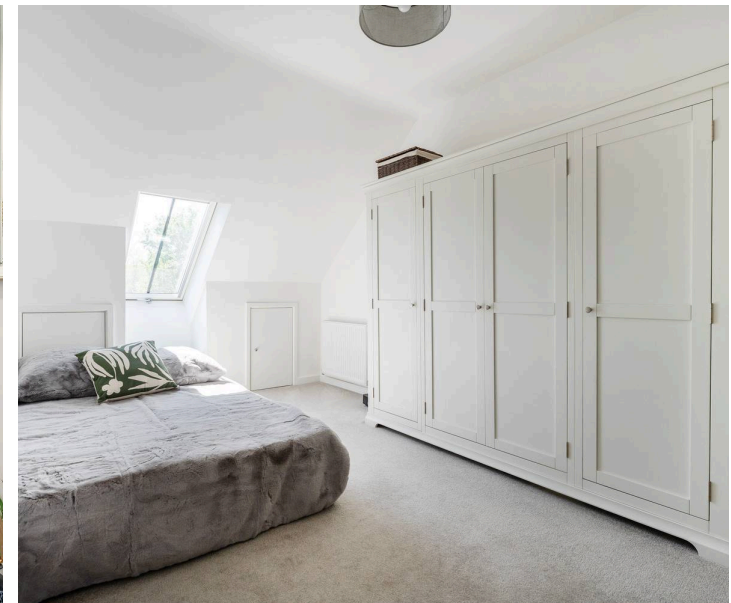
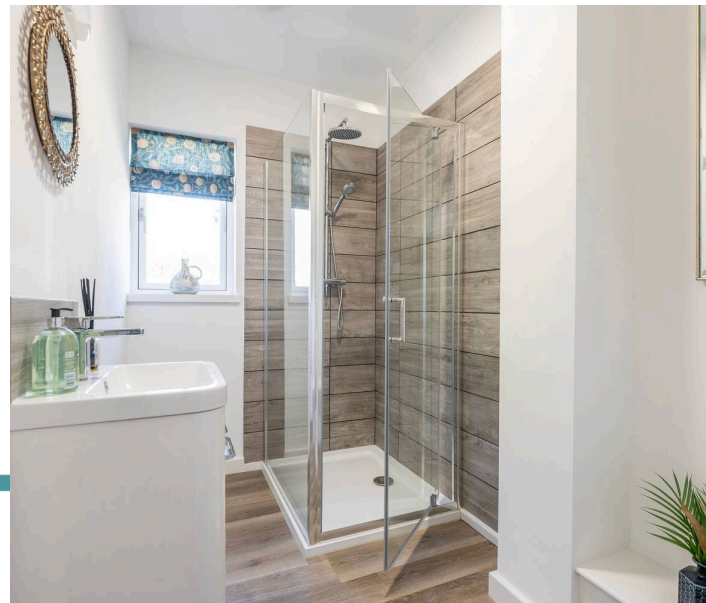
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A standout feature of the home is the substantial ground floor principal bedroom, offering a luxurious retreat away from the main living areas. This generously proportioned room benefits from its own en-suite shower room, creating a private and comfortable space ideal for multi-generational living or those seeking ground floor convenience.

To the first floor, a striking galleried landing overlooks the living space below and adds to the barn's architectural appeal. From here, three further well-proportioned double bedrooms are accessed, one of which enjoys the benefit of an en-suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom, featuring a contemporary four-piece suite that includes both a bath and separate shower, offering comfort and flexibility for family living and guests.

The property benefits from triple glazing and gas central heating throughout, ensuring a warm, efficient and comfortable living environment all year round. Externally, the barn is complemented by a private driveway providing off-road parking and access to an integral garage with an electric door.

To the rear, the private garden is partly walled and thoughtfully arranged with a combination of lawn and patio areas, creating an ideal space for outdoor dining, relaxation and entertaining. Gated side access leads conveniently back to the front of the property.



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In addition to its private garden, residents benefit from a communal garden area exclusively shared between the three barns within the development. Beyond this, there is access to the beautifully maintained grounds of the main hall, predominantly laid to lawn and interspersed with mature trees, providing a stunning backdrop and a truly special sense of place. Overall, this exceptional barn conversion offers a rare opportunity to enjoy spacious, characterful living within an elegant and secure setting, perfectly suited to those seeking distinctive accommodation with both charm and modern convenience.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Please note that the property is subject to covenants, including restrictions on ball games and the parking of commercial vehicles.

The vendors are aware of future development within the area.



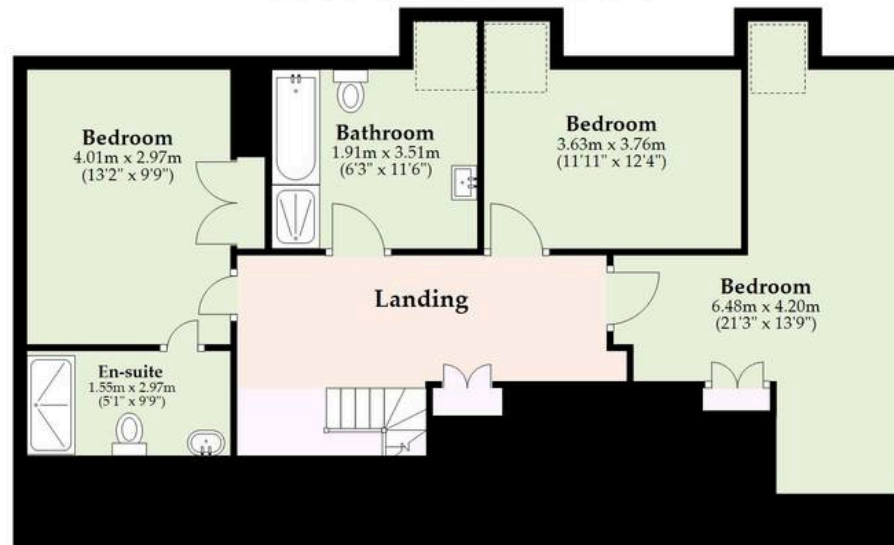
Ground Floor

Approx. 97.8 sq. metres (1052.3 sq. feet)



First Floor

Approx. 76.1 sq. metres (818.7 sq. feet)
(excluding Blacked Out Areas, Blacked Out Areas, Blacked Out Areas)



Total area: approx. 173.8 sq. metres (1871.0 sq. feet)

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.

Plan produced using PlanUp.

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



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Meet *Nagilla*
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Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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