



Oak Tree Barns Water Lane, Little Plumstead

Minors & Brady



Oak Tree Barns Water Lane

Little Plumstead, Norwich

An exceptional barn conversion offering almost 3,500 sq. ft. of stunning single-storey living in an exclusive and highly sought-after setting. Blending characterful vaulted interiors with the convenience of modern open-plan design, this impressive home delivers outstanding space and flexibility throughout. Five generous bedrooms, a dedicated home office and an expansive central living hub create a layout perfectly suited to contemporary family life. Outside, south-facing gardens and a detached double garage further enhance the appeal, while planning permission offers exciting scope for future enhancement. Rarely available and beautifully presented, this is a home that combines scale, style and versatility in equal measure.

- Exceptional barn conversion extending to approximately 3,494 sq. ft.
- Exclusive rural development in the sought-after village of Little Plumstead
- Stunning open-plan living space with vaulted ceilings and abundant natural light
- Five generously proportioned bedrooms, including a principal suite with en-suite
- Flexible accommodation with dedicated home office and extensive built-in storage
- Character features throughout, including exposed vaulted ceilings and wooden flooring
- Detached double garage with extensive driveway parking for multiple vehicles
- Planning permission granted for further enhancements including bi-fold doors and roof alterations



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The Location

Situated within a quiet and well-established residential development in the popular village of Little Plumstead, this property offers the perfect balance of peaceful village life and everyday convenience. The village enjoys a friendly community feel and benefits from a range of local amenities, including the much-loved Walled Garden Community Shop and Café, a popular meeting place for residents, along with a well-regarded primary school, making the area particularly appealing to small families.

Little Plumstead is surrounded by attractive Norfolk countryside yet remains exceptionally well connected. Easy access to the Northern Distributor Road (NDR) provides convenient routes to Norwich, Broadland Business Park, the A47 and beyond, making it an excellent choice for commuters.

The neighbouring villages of Rackheath, Blofield Heath, Brundall and Thorpe End offer an excellent range of additional amenities, including supermarkets, healthcare facilities, pubs and independent businesses. The area is well served by a selection of popular local eateries, including The Sole & Heel in Rackheath, known for its welcoming atmosphere and quality dining, while The Kings Head in Blofield is a favourite destination for a traditional roast dinner and relaxed village pub experience.

For those who enjoy spending time outdoors, Whitlingham Country Park is just a short drive away, offering picturesque lakeside walks, cycling routes, watersports and open green spaces to explore throughout the year. .





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Oak Tree Barns, Little Plumstead

Occupying an enviable position within an exclusive barn conversion setting, this exceptional single-storey residence offers approximately 3,494 sq. ft. of beautifully arranged accommodation, combining the character and proportions expected of a converted barn with the practicality of modern-day living. Thoughtfully designed throughout, the property provides spacious and versatile accommodation all on one level, making it an attractive proposition for families, downsizers seeking accessible living, or those simply looking for generous room proportions in a peaceful setting.

At the heart of the home lies a truly impressive open-plan living space, creating a wonderful hub for everyday life and entertaining alike. Enhanced by vaulted ceilings and an abundance of natural light, the room offers a remarkable sense of space and volume, with ample room for seating, dining and social gatherings. The adjoining kitchen is ideally placed to serve the main reception area, creating a seamless flow throughout the principal living accommodation.

One of the defining features of the property is the exceptional footprint on offer. A lengthy central hallway links the accommodation, creating a clear separation between living and sleeping areas whilst enhancing the feeling of space throughout. Beautiful wooden flooring and vaulted ceilings further contribute to the property's distinctive character and welcoming atmosphere.



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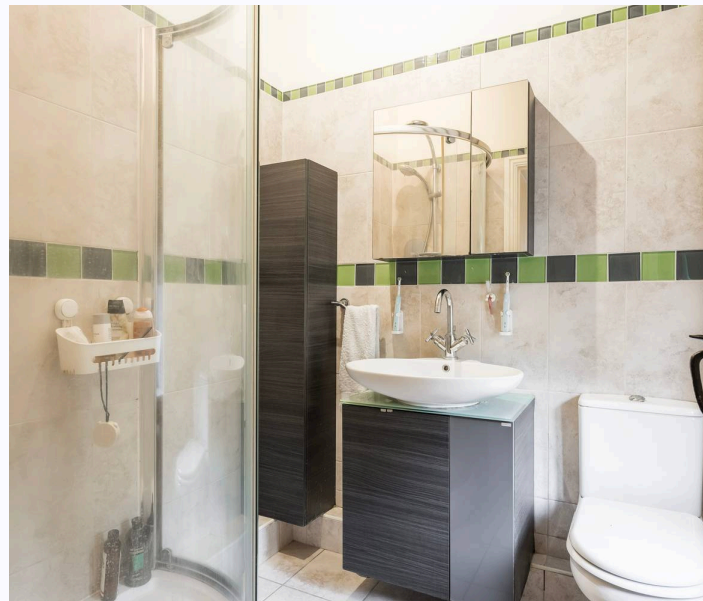
Little Plumstead, Norwich

The bedroom accommodation is equally impressive, comprising five generously proportioned bedrooms, offering flexibility for growing families, visiting guests, multi-generational living or those requiring hobby rooms and additional workspace. The principal bedroom benefits from its own en-suite facilities and fitted storage, whilst the remaining bedrooms are served by a well-appointed family bathroom. Built-in storage solutions throughout the home help maximise practicality and everyday convenience.

Complementing the bedroom accommodation is a dedicated home office, providing an ideal environment for remote working, studying or operating a business from home. With demand for flexible working arrangements continuing to grow, this additional room offers valuable versatility without compromising the bedroom count.

Externally, the property continues to impress. The south-facing gardens have been designed to provide a private and sheltered outdoor setting, enjoying sunshine throughout much of the day. Predominantly laid to lawn and complemented by attractive seating areas, the garden offers excellent space for outdoor entertaining, family gatherings, children's play or simply relaxing in peaceful surroundings. Mature planting and established boundaries help create a secluded feel rarely found in modern homes.

Further enhancing the property's appeal is the detached double garage, providing excellent storage, workshop potential or secure parking, alongside generous additional driveway parking.



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Additionally, the property benefits from planning permission already granted for significant further enhancements, including alterations to the front elevation and roof height, additional roof windows to the principal bedroom and kitchen, and the installation of bi-fold doors from the kitchen, providing future owners with exciting opportunities to tailor the home to their own requirements.

Offering substantial single-storey accommodation extending to approximately 3,494 sq. ft., impressive open-plan living, five bedrooms, a dedicated home office, detached double garage and beautifully maintained south-facing gardens, this outstanding barn conversion presents a rare opportunity to acquire a spacious and highly versatile home in a sought-after Norfolk location.

Agent's Note

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

Please note that permitted development rights have been removed due to the property's status as an agricultural building of interest. Oak Tree Barns comprises the former hay barn and adjoining cowsheds, and any future alterations or development may be subject to the necessary planning consents and restrictions.



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Ground Floor
 Approx. 324.6 sq. metres (3494.2 sq. feet)
 (including Double Garage)

Total area: approx. 324.6 sq. metres (3494.2 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.
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