

EXCEPTIONAL

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The Granum Tinkers Lane, Reymerston, NR9 4ET

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Services Connected: Electricity & Water

Energy Performance: 75C & 82B

Council Tax: Band: C & A

Tenure: Freehold

EXCEPTIONAL

Some properties offer more than just additional accommodation – they offer genuine flexibility for how you choose to live

The Granum is one of those properties.

Set in a peaceful semi-rural position surrounded by open countryside, this beautifully developed four-bedroom detached home is complemented by Laurel Cottage, an impressive self-contained one-bedroom annexe. Together, they offer an exceptionally versatile proposition for multi-generational living, independent guest accommodation or potential holiday-let use, subject to any necessary permissions.

The main house has been thoughtfully transformed and finished to a particularly high standard, combining contemporary style with generous proportions and excellent natural light.

At its heart is the exceptional triple-aspect open-plan kitchen/dining/living room, featuring a stylish fitted kitchen with integrated appliances, vaulted ceiling, fabulous gable windows and bi-fold doors opening onto the decking and garden. A superb space for family life and entertaining.

The ground floor also provides two generous double bedrooms, both with their own en-suite facilities, together with a useful study and separate utility room.

Upstairs are two further exceptionally spacious double bedrooms, served by a modern shower room. The layout offers excellent flexibility for a large family, working from home or accommodating guests.

The main house is heated via an oil-fired boiler with underfloor heating throughout the ground floor and radiators to the first floor.

LAUREL COTTAGE – THE ANNEXE

One of the property's greatest assets is Laurel Cottage, a high-quality, single-storey self-contained annexe.

Beautifully finished in keeping with the main house, it comprises a generous double bedroom, stylish open-plan kitchen/living room and modern shower room, together with its own private outside space and parking.

The annexe is ideal for multi-generational living, giving parents, older children or guests independent accommodation while remaining close to the main house.

Alternatively, it offers exciting potential for additional income as a holiday let, with the popular Reymerston Hall wedding venue nearby creating an obvious potential market for short-term accommodation, subject to the necessary permissions and regulations.

Laurel Cottage benefits from its own air source heat pump and underfloor heating, making it a modern and comfortable space in its own right.

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ACCOMMODATION

Ground Floor

Entrance Hall

Study – 11'4" x 6'8" (3.44m x 2.03m)

Kitchen/Dining Room – 20'11" x 15'9" (6.38m x 4.80m)

Lounge – 19'7" x 14'8" (5.97m x 4.47m)

Utility Room – 12'11" x 8'8" (3.93m x 2.63m)

Cloakroom/WC

Bedroom 1 – 16'1" x 10'0" (4.91m x 3.05m)

En-suite – 8'4" x 4'10" (2.54m x 1.47m)

Bedroom 2 – 15'9" x 10'3" (4.80m x 3.12m)

En-suite – 8'0" x 6'1" (2.44m x 1.85m)



First Floor

Bedroom 3 – 17'7" x 12'7" (5.36m x 3.84m)

Bedroom 4 – 17'0" x 16'5" (5.18m x 5.00m)

Shower Room – 11'4" x 6'7" (3.46m x 2.00m)

Laurel Cottage – Annexe

Open-Plan Kitchen/Dining/Living Room – 22'8" x 17'3" (6.91m x 5.26m)

Bedroom – 12'8" x 9'11" (3.87m x 3.02m)

Shower Room – 6'6" x 6'3" (1.97m x 1.91m)



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OUTSIDE

Rural freedom

The property enjoys a substantial and private plot, with a generous rear garden providing plenty of space for outdoor living and entertaining.

A large decking area immediately adjoining the house creates the perfect setting for outdoor dining, while the surrounding gardens offer a wonderful sense of privacy and space.

There is also ample off-road parking for several vehicles, comfortably serving both the main house and annexe.

THE SETTING

The Granum enjoys the best of both worlds – a peaceful countryside setting with the surrounding landscape offering numerous walks and bridleways immediately nearby, yet within easy reach of the amenities and transport links of the surrounding villages and Norwich.

For those looking for something genuinely different, the combination of a stylish four-bedroom home, exceptional annexe, generous gardens, ample parking and beautiful countryside surroundings makes The Granum a particularly rare proposition.

Whether the priority is bringing generations of a family together, providing independent accommodation for guests, creating a home with income potential or simply having the space and flexibility to adapt as life changes, The Granum offers an unusually exciting opportunity.

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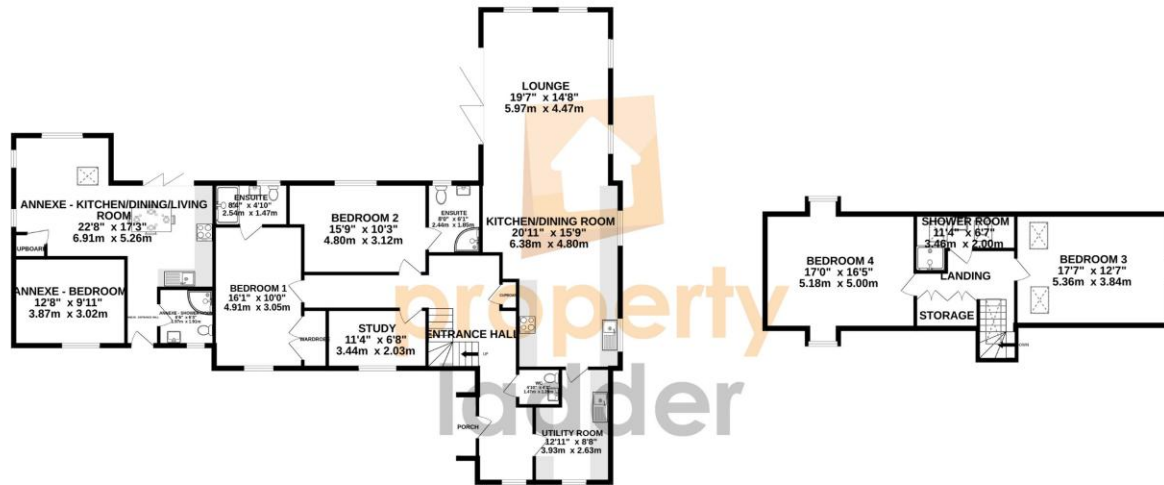
LOCATION

Reymerston is a peaceful rural village surrounded by beautiful Norfolk countryside, with walks and bridleways nearby. There are good schooling options in surrounding villages and towns, while Norwich offers extensive education, shopping, leisure and employment opportunities. Nearby Reymerston Hall adds interest for potential holiday-let use, subject to permissions.

FLOORPLAN

GROUND FLOOR
1933 sq.ft. (179.6 sq.m.) approx.

1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 2548 sq.ft. (236.7 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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