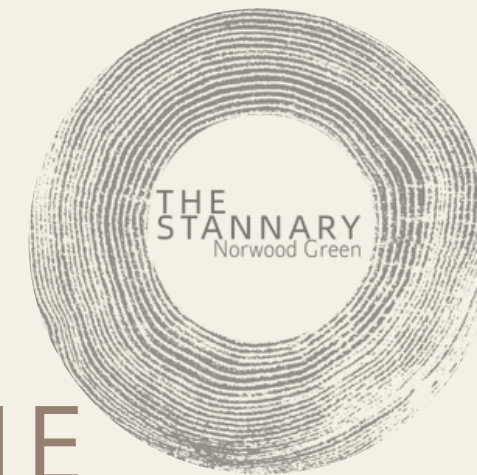


The background of the image is a close-up, high-resolution photograph of a wood grain. The grain consists of numerous concentric, slightly wavy lines that create a sense of depth and texture. The color is a warm, muted brown. In the center of the image, there is a large, soft-edged circular highlight that is a lighter shade of the background color, making it stand out. The text is centered within this highlight.

THE STANNARY

Norwood Green



A HOME SHAPED BY TIME

Around 200 years old, The Stannary is a home where the character of the past has been carefully brought into modern family life. Stone walls, substantial exposed timbers and vaulted ceilings speak of its history, while the spaces within have evolved considerably during the current owners' 10 years here.

Today, it is a generous five-bedroom family home with three bathrooms, three reception rooms and a wonderful sense of connection between its principal living spaces. Set in Norwood Green, countryside views form a backdrop to daily life, with the village setting balanced by excellent connections for commuting. A cobbled driveway provides parking for several cars in front of the stone-built exterior, alongside an integral double garage with electric door and an EV charger. The arched timber entrance hints at the character waiting within.

CHARACTER FROM THE FIRST STEP

An impressive arched glazed entrance, with a timber front door and full-height glazed side panels, opens into a hallway where stone flagged flooring, exposed stone, oak and substantial timbers introduce the materials found throughout the home.

Practicality sits comfortably alongside the character. A combined cloakroom and utility has fitted cabinetry, a WC and hand basin, with space for a stacked washing machine and tumble dryer.

The staircase and circulation spaces are particularly striking. Glass balustrades preserve the sense of openness, while the vaulted landing above is framed by substantial A-frame timbers and rooflights.





THE HEART OF FAMILY LIFE

The kitchen, dining and living spaces have been created around the way a modern family actually lives. Rather than feeling like one vast room, each area has its own identity while remaining naturally connected.

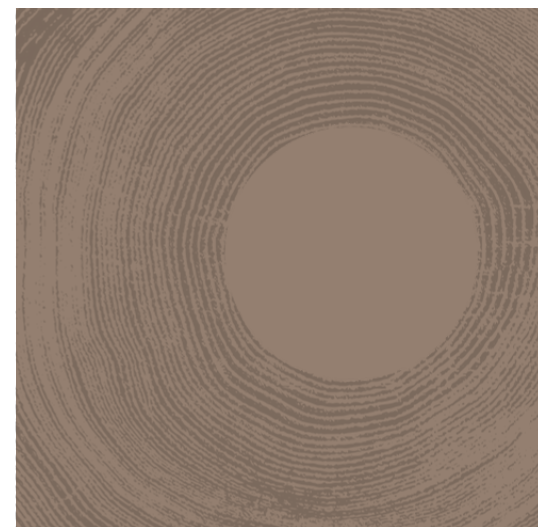
The bespoke kitchen combines charcoal and white cabinetry with Corian worktops and a substantial island incorporating a gas hob and downdraft extractor. Twin Siemens ovens and a microwave are integrated at eye level, complemented by two integrated fridges, an integrated freezer and an undermount sink.



"The kitchen has always been where everyone ends up. With teenagers, there can be five different things happening at once, but we're still all together."

A useful breakfast bar with seating also links to an oak dining table that extends directly from the island, creating an informal place for breakfasts, homework and conversation.

Exposed ceiling timbers bring the building's history into this contemporary space, while rooflights and wide bi-folding doors connect it beautifully with the garden. Oak wood flooring flows throughout the kitchen and living room.





SPACE TO COME TOGETHER

The principal living room brings a different atmosphere. A dramatic double-height vaulted ceiling rises above exposed A-frame timbers, with large rooflights drawing daylight into the room.

An olive-green media wall incorporates a contemporary wood-burning stove, giving the room a strong focal point without competing with its architecture. A feature internal glass window creates a visual connection with the kitchen.

Timber and glazed bi-folding doors between the two spaces provide valuable flexibility. Open them and the kitchen diner and living room become one generous family setting. Close them and the living room becomes a more intimate retreat with far reaching views across the garden and beyond.





ROOM TO ADAPT



One of The Stannary's strengths is the flexibility found across its intermediate level. A further double bedroom is accompanied by a separate shower room fitted with beige tiled walls and floor, creating useful separation from the bedrooms above.

Alongside it, a study or playroom provides another adaptable reception space. Oak flooring, exposed ceiling beams and built-in storage make it equally suited to working from home, teenagers or younger children.

Together, these rooms offer possibilities for guests, older children or family members who value a little independence, without feeling disconnected from the rest of the home.

A PRINCIPAL RETREAT



Upstairs, the principal suite combines the scale and character found throughout The Stannary with far-reaching countryside views. A high vaulted ceiling and exposed beams rise above the bedroom, while deeper tones and a floral feature wall give the space a more intimate character.

A walk-in wardrobe provides dedicated storage, leaving the bedroom itself uncluttered. The en-suite is finished in grey stone-effect tiling with a walk-in shower, vessel basin set upon a rustic timber countertop and a circular gold-framed mirror.



“It’s always felt like our own little sanctuary. With a busy family home downstairs, it’s somewhere we can close the door at the end of the day and properly switch off.”



BEDROOMS WITH THEIR OWN CHARACTER

Three further double bedrooms occupy the first floor, ensuring all five bedrooms throughout the home are generously proportioned. Each has its own character, shaped by exposed timbers, vaulted ceilings and the individual outlook from its windows.

One is particularly memorable for its grand arched window positioned above the entrance, creating an architectural feature both inside and out. Two remaining double bedrooms are fitted with neutral carpets and feature finishes allow the scale and original character of the space to take the lead.

The family bathroom is designed with both space and comfort in mind. A freestanding oval bath sits on a raised tiled platform beneath a rooflight, joined by a separate rainfall shower, floating vanity and timber shelving. Exposed beams provide a reminder of the building's age against the more contemporary finishes.



LIFE BEYOND THE BI-FOLDS

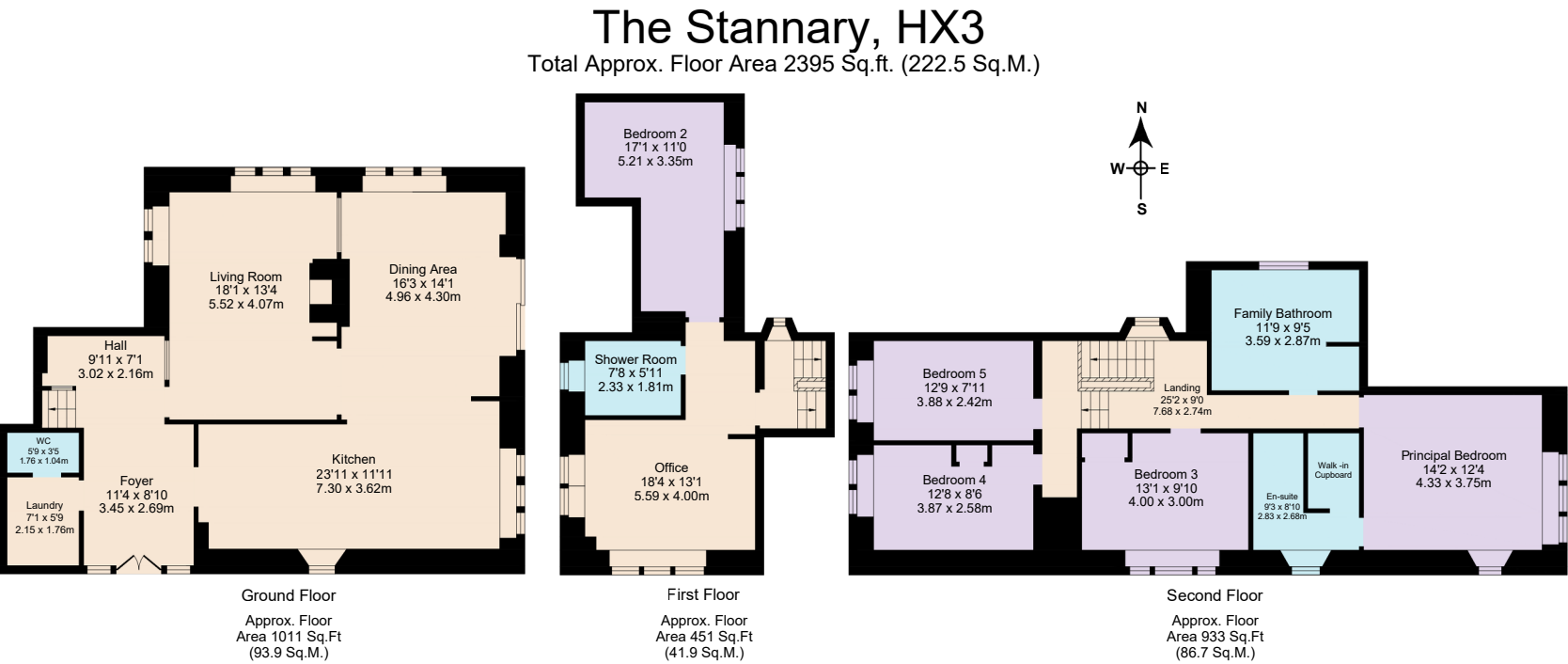
The garden feels like a natural continuation of the kitchen and dining space. Bi-folding doors open directly onto the patio, allowing family life to move easily outdoors during the warmer months.

Around the corner is a sunken entertaining area with fitted units, seating and a wood burner. It provides a more intimate setting for cooking outside, entertaining friends or spending an evening together.

Several steps rise from here to a generous lawn with plenty of room for children to play. Beyond, the outlook continues across open green fields, giving the garden a wonderful sense of connection with the surrounding countryside.

"We've spent so many evenings out here with the wood burner going. The children have had the lawn to play on and we've had our own space to sit with friends. It's been a lovely garden for family life."







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WHAT3WORDS: [producers.impulse.nudge](https://www.what3words.com/producers.impulse.nudge)

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