



POTTLES BARN, SURLINGHAM

GUIDE PRICE £725,000



POTTLES BARN

FERRY ROAD, SURLINGHAM,
NORWICH, NORFOLK NR14 7AR

Norwich 7.5 miles

A stunning 7 bedroom detached barn conversion including a self-contained annexe suitable for holiday letting, standing in grounds of around half an acre bordering farmland.

DESCRIPTION

Pottles Barn has been beautifully finished by the current owners and offers excellent flexible accommodation with views towards open countryside. The owners run a successful luxury family bed & breakfast and self-catering accommodation business. The annexe which is currently used as self-catering accommodation could equally be used by a relative or rented out to provide an income (subject to any necessary consent). The whole property benefits from double glazed windows with the main part of the property having oil fired central heating and there is electric heating in the annexe. There is also electric under floor heating in the reception hall, kitchen, master bedroom and the family bathroom.

LOCATION

Surlingham is situated about 6 miles south-east of Norwich and is within easy reach of the city with all its shopping, transport and cultural facilities. The A11 trunk road and Norwich A47 southern bypass are easily accessible. The village is situated in the heart of the South Norfolk Broads with easy access to the River Yare and there are wonderful walks in the area. Local amenities include a post office and store and a primary school. Loddon is about 4 miles away with all its shopping and transport facilities. There are two excellent public houses at Coldham Hall and Surlingham Ferry on the River Yare, together with easy access to the Coldham Hall Sailing Club.

DIRECTIONS

Proceed out of Norwich on the Trowse bypass (A146) and take the left turn at the last set of traffic lights signposted for Kirby Bedon. Continue along the road through Kirby Bedon and branch left at Bramerton, continuing towards Surlingham. At the end of Bramerton Road where the road bears round to the right, continue straight on up Pratts Hill and bear left at the top into Ferry Road where the property will be found on the left hand side.



ACCOMMODATION

RECEPTION HALL Entrance door with double glazed panels and double glazed windows either side. Tiled floor. Three radiators. Large built-in airing cupboard.

CLOAKROOM White WC and suspended hand wash basin. Tiled floor. Radiator.

SITTING ROOM Radiator. Exposed brick chimney breast with a wood burner on a pamment tile hearth. Bay 2.05m x 0.76m (6'9" x 2'6") with a lovely view over the garden towards open farmland. Double glazed sliding patio door to a paved patio area on the sunny side of the property.

DINING ROOM Radiator. Door with double glazed panels to the side of the property.

KITCHEN/BREAKFAST ROOM This is the hub of the home with a range of cupboards and drawers below granite worktops and a breakfast bar. There are integrated appliances including twin ovens, 5 ring electric halogen hob, dishwasher and a washing machine. There is also excellent storage with pan drawers, tall cupboards and wall cupboards and a pull-out larder cupboard. From the breakfast area is a sliding patio door to the front.

BEDROOM 1 Radiator. Built-in wardrobes along one wall. Double glazed skylight window.

EN-SUITE SHOWER ROOM Tiled corner shower cubicle with a thermostatic mixer shower. White pedestal wash basin and WC.

BEDROOM 2 Radiator. Double glazed window to front aspect with a view across to farmland.

EN-SUITE SHOWER ROOM Fully tiled walls and a large shower cubicle with a thermostatic mixer shower. Wash basin. WC with concealed cistern.

BEDROOM 3 Radiator. Double glazed window to side aspect.

FAMILY BATHROOM A large impressive bathroom with a free standing bath with mixer tap and shower attachment, twin suspended wash basins and WC. Inset ceiling spotlights. There is also an adjacent fully tiled wet room.

BEDROOM 4 Radiator. Double glazed window to front aspect.

INNER LOBBY Stairs to first floor and bedroom 5.

FIRST FLOOR

BEDROOM 5 5.08m x 2.89m (16'8" x 9'6") plus 2.31m x 1.37m (7'7" x 4'6") These measurements reflect the floor area of the room. Laminate floor. Radiator. Velux skylight



ANNEXE

ENTRANCE LOBBY UPVC double glazed entrance door. Built-in boiler cupboard with a free standing oil fired boiler.

KITCHEN/LIVING/DINING ROOM Worktops with cupboards and drawers below and an inset stainless steel single drainer sink with mixer tap. Tiled splash back. Matching wall cupboards. Electric cooker point. Integrated fridge, dishwasher and washing machine. Television point. Wall mounted electric radiator. Inset ceiling spotlights. Double glazed sliding patio door to front.

BEDROOM 6 Wall mounted electric radiator. Built-in double wardrobe. Television point. Inset ceiling spotlights.

WET ROOM Fully tiled with an electric shower unit. White wash basin and WC. Chrome electric towel radiator. Extractor. Inset ceiling spotlights.

FIRST FLOOR

BEDROOM 7 Wood floor. Two double glazed windows to side aspect.

OUTSIDE

A 5 bar gate opens to a shingle driveway which widens in front of the property to provide parking for numerous vehicles and there is a detached double garage 7.08m x 4.85m (23'3" x 17'4") with double doors, lighting and power, overhead storage space, windows to side and rear and door to side. The gardens are laid predominantly to lawn with mature trees and flower and shrub beds. Oil storage tank. Outside cold water tap.

AGENT'S NOTE

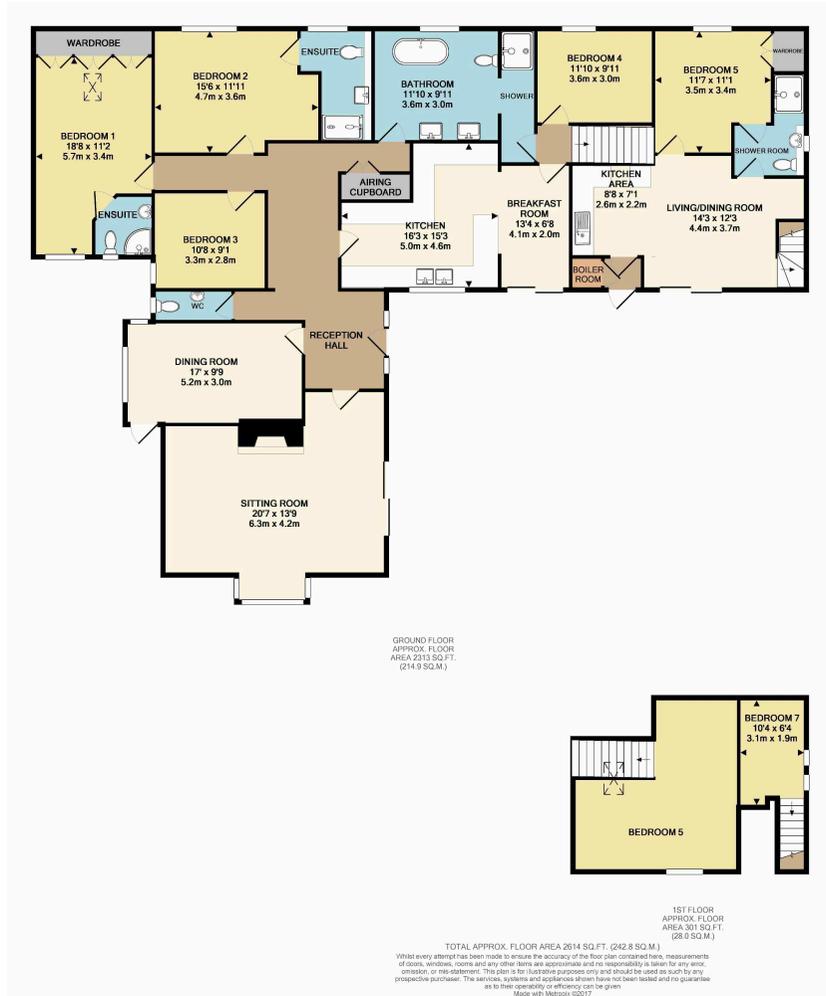
The photographs shown in this brochure have been taken with a camera using a wide-angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

VIEWING

Viewing is strictly by appointment with the selling agent's Norwich office Tel: 01603 629871







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EPC rating: E
These Particulars were prepared in June 2017. Ref: NRS6150

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