



SHORTHORN BARN, Sloley

Guide £825,000



SHORTHORN BARN

Anchor Street, Sloley,
Norfolk, NR12 8HA

A stunning recently converted five bedroom family home set in the heart of Broadland.

DESCRIPTION

Having recently undergone a very sympathetic and skilful conversion Shorthorn barn is a particularly attractive semi-detached thatched residence situated in the heart of Broadland within easy reach of the famous Norfolk Broads. This stylish conversion provides flexible living accommodation of approx. 3,700 sq.ft. and is centred around the large main living room with impressive central oak staircase leading to a further generous open plan first floor living area with rural views to the rear aspect.

The partly open plan kitchen boasts integrated appliances, a good range of units with granite worktops and a central island unit which in turn has a butcher block work top. In addition to this there is a utility with integrated washing machine and freezer.

The property features three ground floor Bedrooms which includes the master suite with Ensuite, the two remaining ground floor bedrooms share a good size family Bathroom. Whilst on the first floor there are two further Bedrooms, both with Ensuites. All of the Bathrooms have white suites with electric under floor heating with ceramic tiled floors and where there is a shower these are frameless enclosures. A particular feature to note is the impressive open plan first floor living area with Study Area from which there are field views to the rear aspect through the floor to ceiling glazed panels.

This impressive home is heated via an air source heat pump with underfloor heating on the ground floor and radiators to the first floor, we understand from the owner that Wi-Fi and Cat 5 wiring is installed and that there are TV points in all of the Bedrooms and with ground floor Living Room and Dining Area is to be fitted with engineered oak flooring.

PART EXCHANGE CONSIDERED



ACCOMMODATION

On the Ground Floor:-

Entrance

Stunning Open Living Space, 8.7m x 6.9m (28'5" x 22'8") with feature brick wall and central oak staircase.

Dining Area, 4.4m x 3.8m (14'5" x 12'5") with Double doors leading to the rear garden.

Kitchen/Breakfast Room, 5.2m x 4.1m (16'11" x 13'5") A good range of base and eye level units, granite worktops and island unit with fitted dual zone wine fridge. American style fridge and integral AEG appliances comprising microwave, coffee machine and dishwasher. Concealed lighting.

Utility, 3.3m x 2.9m (10'11" x 9'7") Butler sink base units with integrated AEG washing machine and under work surface freezer.

Day Room, 7.4m x 4.1m (24'2" x 13'6") With two pairs of double doors leading to the front garden. Vaulted ceiling with concealed lighting.

Master Bedroom, 6m x 4.1m (19'7" x 13'7")

Ensuite, 4.1m x 2.7m (13'7" x 8'11").

Bedroom 2, 5.2m x 3.3m (17' x 10'11") with window to the rear aspect.

Bedroom 3, 5.2m x 3.4m (17' x 11'). Two windows to the front aspect.

Family Bathroom, 3.6m x 3.1m (11'11" x 10'3")

On the First Floor:-

Open Plan Living Room, 6.9m x 4.5m (22'8" x 14'9") with vaulted ceiling and concealed lighting. Walkway to:-

Study Area, 3.8m x 2.7m (12'6" x 8'10") with gallery and window to rear.

Bedroom 4, 3.6m x 3.4m (11'11" x 11') with window to rear aspect.

Ensuite.

Bedroom 5, 3.6m x 3.4m (11'11" x 11') with window to front aspect.

Ensuite.



OUTSIDE

The property is approached by an electric gate leading to the enclosed lawned front garden and double garage with twin electric roller doors and gravelled parking area.

The rear garden is extensively laid to lawn with field views.

TENURE

Shorthorn barn is available on a long lease with a remaining term of 297 years. Further information regarding the lease terms are available from the selling agent by request.

LOCATION

Sloley is a rural village located approximately 12 miles from the city of Norwich surrounded by countryside and within easy reach of some of Norfolk's finest beaches. Within a short drive of the heart of the Norfolk Broads and approximately 10 minutes drive of the market town of North Walsham. The village of Worstead with its train station which is approx. a 30 minute journey into Norwich. This charming village is ideal for dog walkers and nature lovers alike providing a peaceful setting to live with excellent access into Norwich and beyond.

DIRECTIONS

From Norwich, proceed along the B1150 towards North Walsham. Pass through the village of Coltishall and after approx. 4 miles turn right opposite North Walsham Rugby Club signposted Sloley. Continue along this road where the barn will be found on the left hand side.

AGENT'S NOTES:

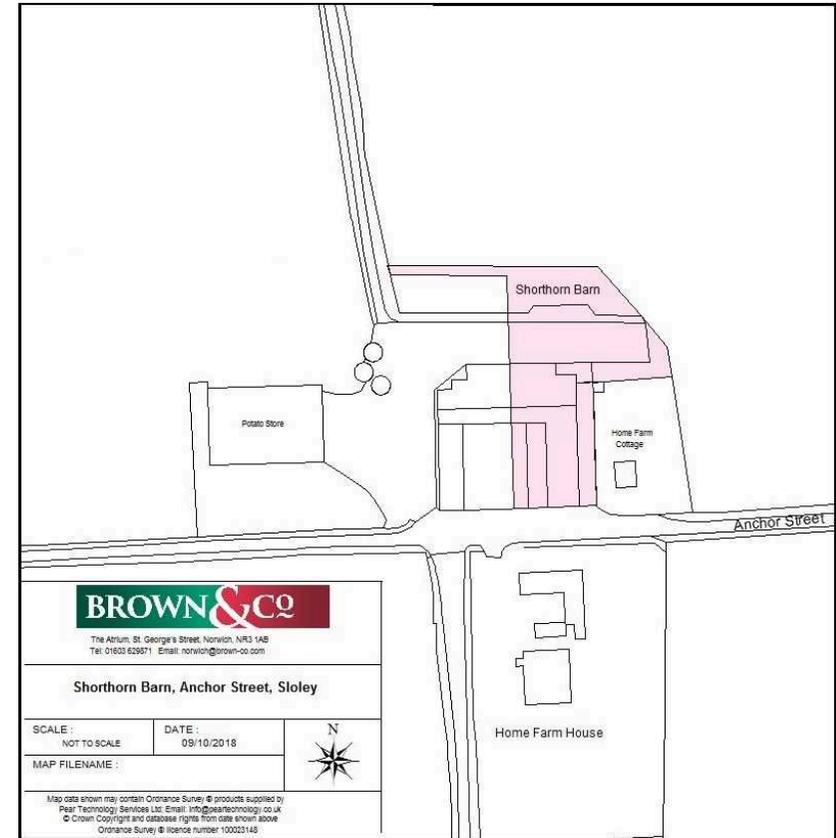
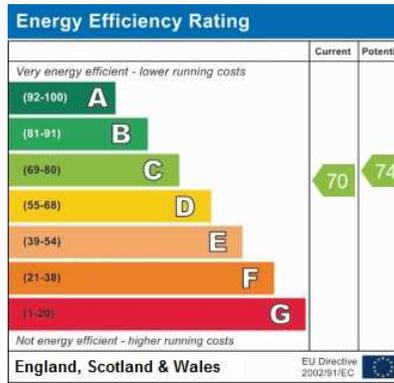
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

These particulars were prepared in September 2018.
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