



Paddock Cottage - Moat Farm Barns
East Ruston Road | Lessingham | Norfolk | NR12 0DW

UNDER WIDE NORFOLK SKIES



“Just inland from golden sandy beaches, this barn enjoys an idyllic setting. You make your way down the quiet, leafy lane, turn down the drive, past the wildlife pond, and the pretty red brick and boarded barn will come into view. Enormously appealing, it continues to impress as you step inside, packed with character and brimming with charm, throughout the well-proportioned rooms.”



KEY FEATURES

- A Detached Red Brick and Boarded Barn situated in the Village of Lessingham
- Four Bedrooms; Two Shower Rooms
- The Principal Bedroom has a Freestanding Roll Top Bath
- Kitchen and Ground Floor WC
- Sitting Room with Feature Arched Windows
- The Garden includes a Sheltered Courtyard and a Patio with Hot Tub and Summerhouse
- The Accommodation extends to 1,414sq.ft
- Energy Rating: E

This barn sits in a beautiful spot, part of a small group of former farm buildings, surrounded by open countryside, stretching out in every direction. You'll see abundant wildlife, spectacular starry skies and stunning sunsets and you feel as though you're in the middle of nowhere – but you can walk to the pub and you're close to a number of pretty towns and villages, offering a choice of shops, eateries and places to visit.

Quiet Yet Convenient

The barn is something of a hidden gem, tucked away close to the beach on a quiet stretch of coastline that's currently a well-kept secret. Much less crowded and so much more peaceful and accessible than some parts of North Norfolk, you'll be blown away by the golden sands, vast variety of wildlife, excellent eateries and more across this area. Whether it's wandering along the dunes watching seal pups in the grey seal colony at Winterton, brunching at a local barn in Waxham, swimming in the clear waters of Sea Palling, exploring the charming market towns, paddleboarding or sailing on the Broads, or heading to the vibrant and historic city of Norwich, this area has so much to offer – never a dull moment! Yet when you return to the barn here, you feel away from it all.

Fresh Air And Tranquility

It was the tranquility of the immediate surroundings that first impressed the owners when they came to view. They weren't familiar with the area but when they came to check it out, found it offered everything they were looking for, but was closer to Norwich and quieter than other places they had viewed. The barns here are surrounded by open countryside, with wonderful walks on the doorstep and so much birdlife. You can relax and unwind, breathing in the fresh, clean air, and it's a world away from the hustle and bustle of a busy work environment.





KEY FEATURES

The barn is one of just a handful here, so you have the security of neighbours and it makes a great 'lock up and leave' or permanent residence, being part of this small community and part of the village beyond. This barn was originally a piggery and was converted in the 1980s, with a very sympathetic touch. It's been well maintained and regularly updated ever since and comes to the market now with no work to do. The current owners have upgraded the bathrooms, replaced the septic tank and boiler, added a freestanding bath to one of the bedrooms and redecorated throughout.

A Place To Make Memories

The owners have loved hosting family and friends here for quality time together, with the barn feeling warm and welcoming. It's flexible and family friendly. They've also used it as a place to get away when they need peace and quiet to work on their respective businesses and it's worked well for that too. As you approach the barn, you'll find there's a covered entrance, which is useful, and you step into a large entrance hall, with a cloakroom to one side. There's a ground floor bedroom suite, with a shower room and storage, which is ideal for an older child, elderly parent or for guests, or as a second reception room. Beyond this is the main living space. You have a lovely country kitchen with windows to the east and the west, so you get the light all day. It's part open to the sitting room, a large room with a feature fireplace with inset woodburner at one end, so you can enjoy the atmosphere and warmth of a real fire on cold winter nights, while bifold doors to the garden allow the summer sun to stream in. Again, this is a double aspect room. Upstairs the principal bedroom is stunning and has a freestanding bath, so you can soak all your cares away. The three double bedrooms share the upstairs shower room. Outside there's a pretty little sheltered courtyard to one side of the barn, with access through the bifold doors. To the other side is another patio where the owners have a hot tub under a lovely pergola, draped in climbing plants. They love to sit out here under the stars on clear nights, revelling in the tranquility. There's also a lawn where little ones can play, plus parking, and a summerhouse.

















INFORMATION



On The Doorstep

The Cathedral city of Norwich is 15.5 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street, with a fastest journey time of 1 hour 30 minutes and Norwich airport provides daily flights internally and internationally. The North Norfolk Coast with its quaint villages and sandy beaches includes favoured spots such as Holt, Wells Next The Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

How Far Is It To?

Ingham boasts the thatched 16th Century Ingham Swan Inn whilst nearby Stalham, 1.5 miles away, has a good range of shops and amenities, including a Tesco supermarket and secondary schools. Wroxham, the acknowledged centre of the Broads network, is about 8 miles. The village of Hickling (3.5 miles) boasts the largest of all the Norfolk Broads and is also the home of the Norfolk Wildlife Trust nature reserve.

Directions

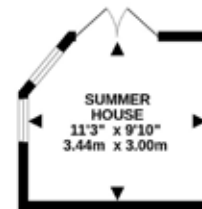
Leave Norwich on the A1151 Wroxham road passing through Wroxham and prior to reaching Stalham take a left at the junction onto the B1159 signposted Happisburgh. Then take a left onto Brumstead Road (B1159) and then take a right onto Vicarage Road and continue onto Happisburgh Road. Turn right at Whimpwell Green Road and follow the road around the bend and then take the next right after School Common Road whereby the property will be located at the end of the long driveway, set well back from the road.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Septic Tank Drainage
Broadband Available but currently Not Connected
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band C
Freehold



GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



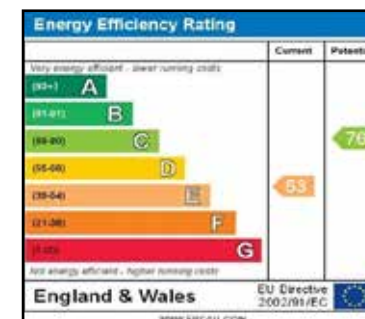
SUMMER HOUSE
336 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.

TOTAL FLOOR AREA : 1414 sq.ft. (131.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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