



Cotenham Barn
South Walsham Road | Panxworth | Norfolk | NR13 6JG

IN LOVE WITH THE LIFESTYLE



“This beautiful barn conversion has room for all the family and is ideal for multi-generational living or to bring in an income. It comes with a number of outbuildings, including several holiday lets, so you could run a holiday business, host workshops and courses, gather all your family and friends – whatever you want. It’s all set in three acres of gardens and woodland, surrounded by the glorious Norfolk countryside, ideally situated for Norwich, the Broads and the coast.”



KEY FEATURES

- A Beautiful Barn Conversion, Ideal for Multi-Generational Living situated in the Village of Panxworth
- The Property includes Three Successful Holiday Lets and a Number of Outbuildings
- The Main Barn has Five Bedrooms; Four Bath/Shower Rooms, Three of which are En-Suite
- Kitchen with Walk- Pantry, Separate Utility Room with WC and a Boot Room
- Sitting/Dining Room and Garden Room
- Study/Bedroom Five and a Snug
- Several Store Rooms and a Workshop with Vast Loft Space Above with Potential for Development
- The Outbuildings include a Large Open Sided Barn, ideal for Entertaining, Hosting Workshops or Courses and Two Stables and a Tack Room
- The Grounds extend to around 3 acres (stms) and include a Large Pond and Woodland
- Long Drive Approach and Plenty of Parking
- The Accommodation extends to 8,300sq.ft
- Energy Rating: D

Live out your country dreams in this pretty Norfolk barn, set in gorgeous gardens and grounds that are teeming with wildlife. You'll have wonderful walks on the doorstep, including a path over the fields to Ranworth Broad, but when you hop in the car the main roads and the historic city of Norwich are only a short drive from your front door. Balancing the joys of rural life with easy access to amenities, this is a superb place in which to put down roots.

True Flexibility And Potential

There are so many options with this property. The main barn is an enviable home in its own right, and you also have four holiday lets, the option of an annexe or additional accommodation, further conversion potential, a Grade II listed barn that's ideal for entertaining – it just keeps on coming! The current owners fell in love with the character of the barn and with the setting and rented the property for a few years before snapping it up when the previous owner decided to sell. By then they were well and truly rooted here, very happy to make it their own. The appeal is clear to see...





KEY FEATURES

Home And Holidays

The main property has charming good looks and the feel of a character farmhouse, with exposed brick, lovely oak beams, a log burner in the sitting room and more. It's versatile, with most of the accommodation off a large central reception room that has plenty of room for both seating and dining. It has double doors to a garden room, currently used for dining, and is open to the kitchen where there's a little breakfast bar in the centre, then you have a walk-pantry, useful utility room and separate boot room. Upstairs, there are four good size bedrooms, one currently used as an office and two of which are en-suite. You can see there's ample accommodation for a family here, or for a couple wanting to run a small bed and breakfast. There's additional accommodation that can be accessed through the utility or independently, so can form part of the main house if desired. This has a bedroom, shower room and reception room. The owners have used this as an annexe for family. Further parts of the barn are used as workshop and storage space and have huge potential for conversion, subject to planning. The owners have converted the far end of the outbuildings into three self-contained units with a fourth, The Kiln Room that has a shower room but no kitchenette. Please see the floorplan for the layout of these and what they offer. These have proved enormously successful and bring in a healthy income. You could run a holiday business from here, or perhaps use them for visiting guests if you're moving into the area and would like friends and family to stay. There's also scope to hire them out to other businesses who perhaps could run workshops and short craft or wellbeing courses, using these as accommodation for the delegates. The owners held their son and daughter-in-law's wedding celebrations here, using the cottages for the bride and groom's closest friends and family – 120 guests attended in all!

Glorious Greenery

The formal gardens and grounds have been lovingly tended by the current owners providing a truly tranquil setting as well as a productive vegetable garden and greenhouse. The acre of woodland and large pond encourage many animals and birds to the garden, pheasants regularly visit the bird feeders waiting for spoils to drop; deer, hares, otters and kingfisher have been spotted, birds of prey circle overhead and woodpeckers can be both seen and heard. The grounds include a large, thatched, open pole barn – the owners like to sit out here with a cuppa and have found it ideal for family events and entertaining too. As if that wasn't enough, there's more wildlife nearby at Strumpshaw and Hickling, both popular nature reserves, and you can walk across to Ranworth Broad and see what you can spot from the boardwalk there.





PANTRY







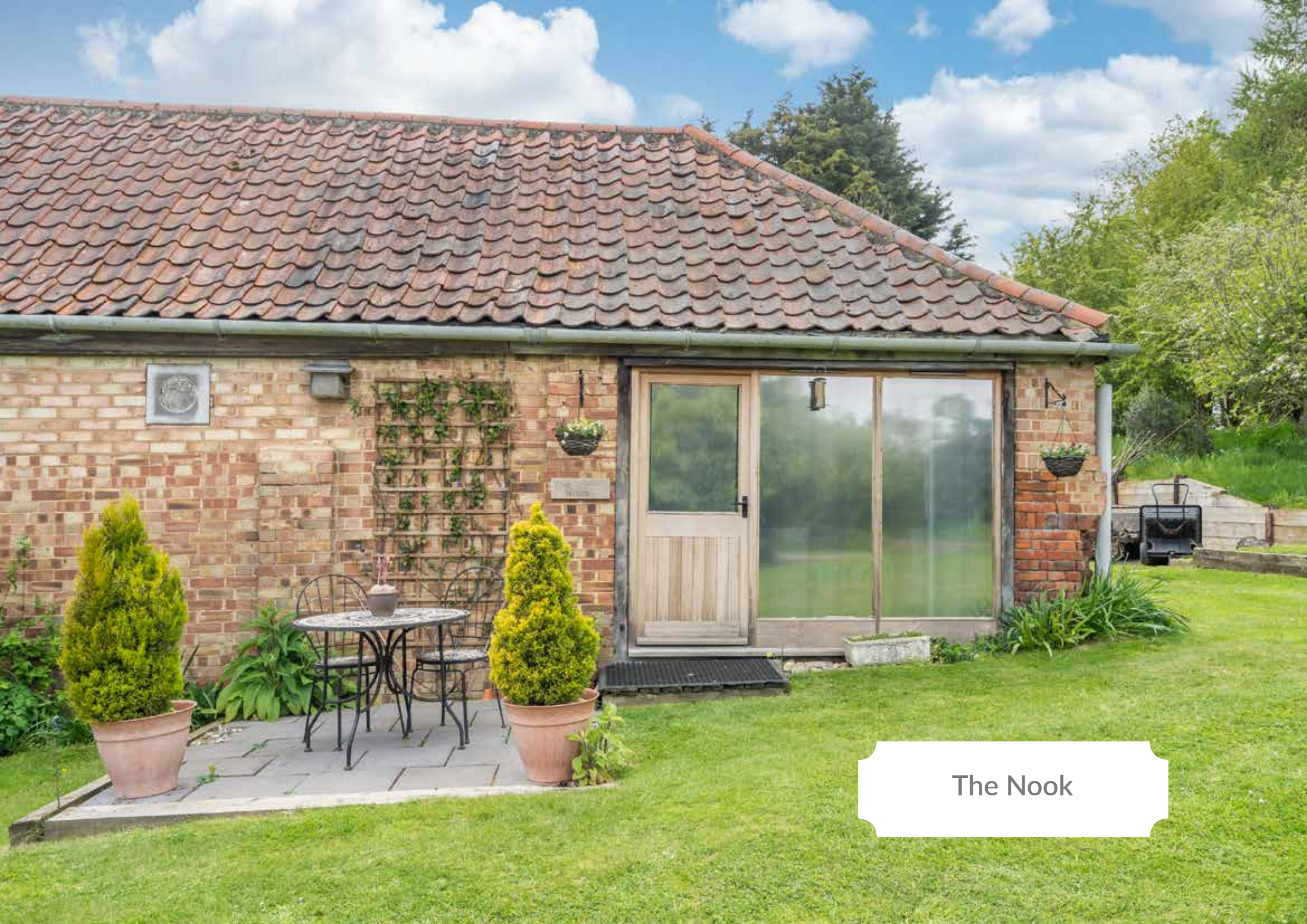




Garden Cottage







The Nook



Long Barn













INFORMATION



On The Doorstep

The village of Panxworth is ideal for walkers who will delight in a variety of nature trails in the area. It's also close to the famous Norfolk Broads with both Wroxham and Acle only 6 miles away. Both market towns offer schools, shops, pubs, restaurants, a medical centre, post office and a library. Whilst Acle holds a Farmer's Market on the second Saturday of every month.

How Far Is It To?

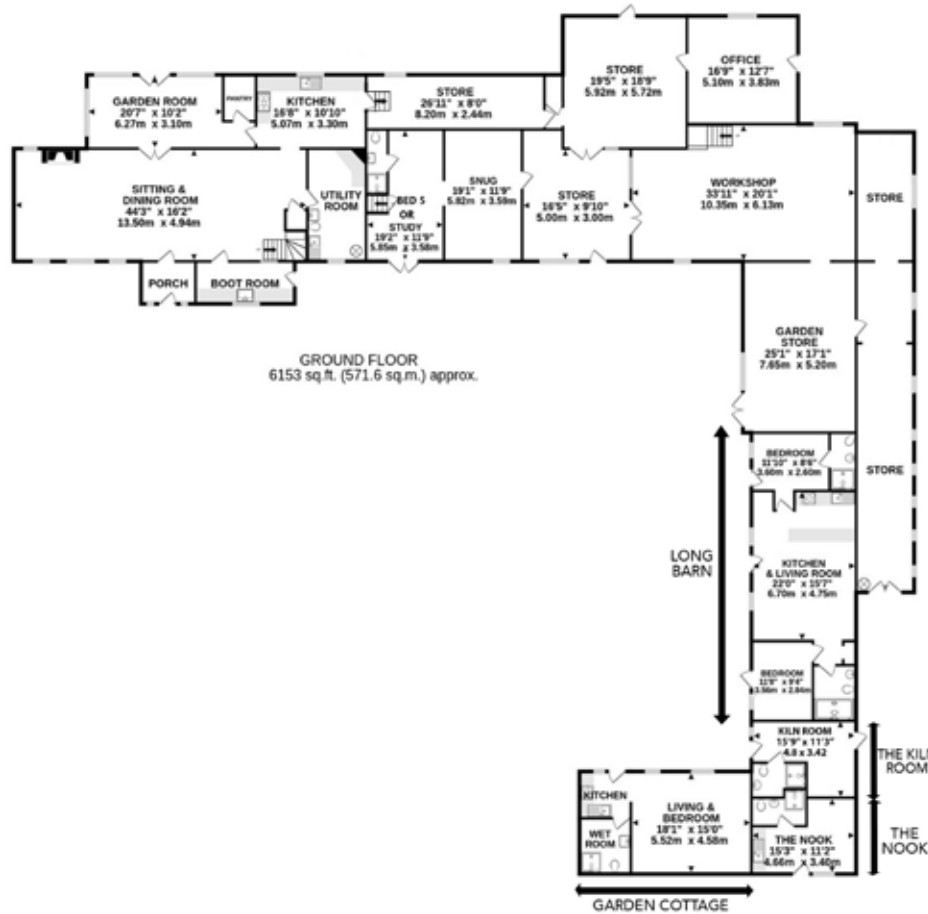
Panxworth lies in between Norwich, which is approximately 10 miles west, and Great Yarmouth, approximately 12 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

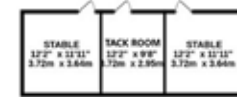
Leave Norwich on the Salhouse Road passing through Rackheath and Salhouse continuing to follow signs for the B1140 to Acle. Once in Panxworth, at the T junction, turn left and the property is the second driveway on your left, clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Fibre Broadband Available - Vendors use BT Business
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Tax Band E
Freehold



GROUND FLOOR
6153 sq.ft. (571.6 sq.m.) approx.



OUTBUILDINGS
1741 sq.ft. (161.7 sq.m.) approx.

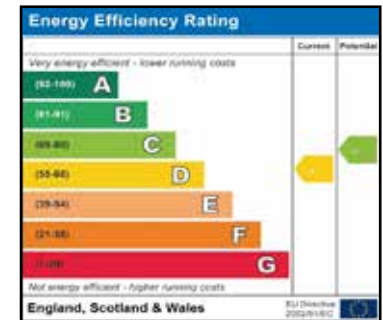


1ST FLOOR
2148 sq.ft. (199.5 sq.m.) approx.



ACCOMODATION (EXCLUDING OUTBUILDINGS) : 8300 sq.ft. (771.1 sq.m.) approx.
TOTAL FLOOR AREA : 10041 sq.ft. (932.8 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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