



THE STORY OF

# Tee Barn

*Mundesley, Norfolk*

SOWERBYS

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# Tee Barn

Trunch Road, Mundesley, Norfolk  
NR11 8JU

Most Unique Family Home

Enchanting Private Woodlands

More Than 3,000 sq. ft. of Idiosyncratic Accommodation

Extraordinary Plot of 4.5 Acres (stms)

Highly Versatile Home

Ground Floor Annexe Potential

Idyllic Location Close to Coast

Large Detached Double Garage

Open Plan Living Options

Four/Five Bedrooms

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“Life at Tee Barn means having direct access to the coast, community and amenities whilst being able to return to a home which is a total sanctuary.”

The search for a show-stopping barn conversation can often be a difficult task, but to find one with its own private woodland might be near impossible. Tee Barn, however, could be that unique and enchanting home you had been looking for.

Not only may you while away hours and days within your own private wooded serenity, but the property has not succumbed to some traits of other conversions; be that a far-inland location or within a tight cluster of other barns.

Arguably, Tee Barn stands as a strong testament for its property type, set

amongst a fine wooded setting of 4.5 acres (stms), in a prime location and just a short drive from the coast.

More than 3,000 sq. ft. of highly individual accommodation boasts extraordinary craftsmanship, exposed brickweave feature walls and every bit of architectural impact that one would hope for from a noteworthy home with a story to tell. Such is the versatility of the sprawling accommodation that an entirely separate ground floor annexe can be seamlessly integrated with the main home, or indeed utilised as a separate entity.



The impact of this enchanting home is evident immediately upon entering, where the property immediately envelopes you with the embrace of masterful timber work, characterful exposed bricks and of course an irreplaceable sense of homeliness.

The vast open plan main reception currently houses the terrific dining area, as well as the splendid sitting space, with the striking exposed brick fireplace at its heart. The kitchen enjoys ample space for a breakfast table and is well served by the neighbouring utility room – the perfect practical wing for when hosting friends and family in an unforgettable home.



Elsewhere on the ground floor, the barn boasts extraordinary versatility with a long wing completely geared up to be a self-contained annexe. An additional sitting room, kitchen and even two bedrooms, served by a central bathroom, can be accessed either internally from the main house or via separate external entrance. Given it's strong link with the main home, all of this space could comfortably be incorporated to further enhance the main accommodation – superb potential and flexibility.



The first floor showcases a striking landing adorned with exposed brickweave and the sunny private balcony enjoying views over the gardens.



The landing is flanked by two en-suite bedrooms. The impressive principal suite has a full bank of fitted wardrobes alongside a large en-suite with separate bath and shower, whilst the second bedroom features another generous en-suite bathroom.



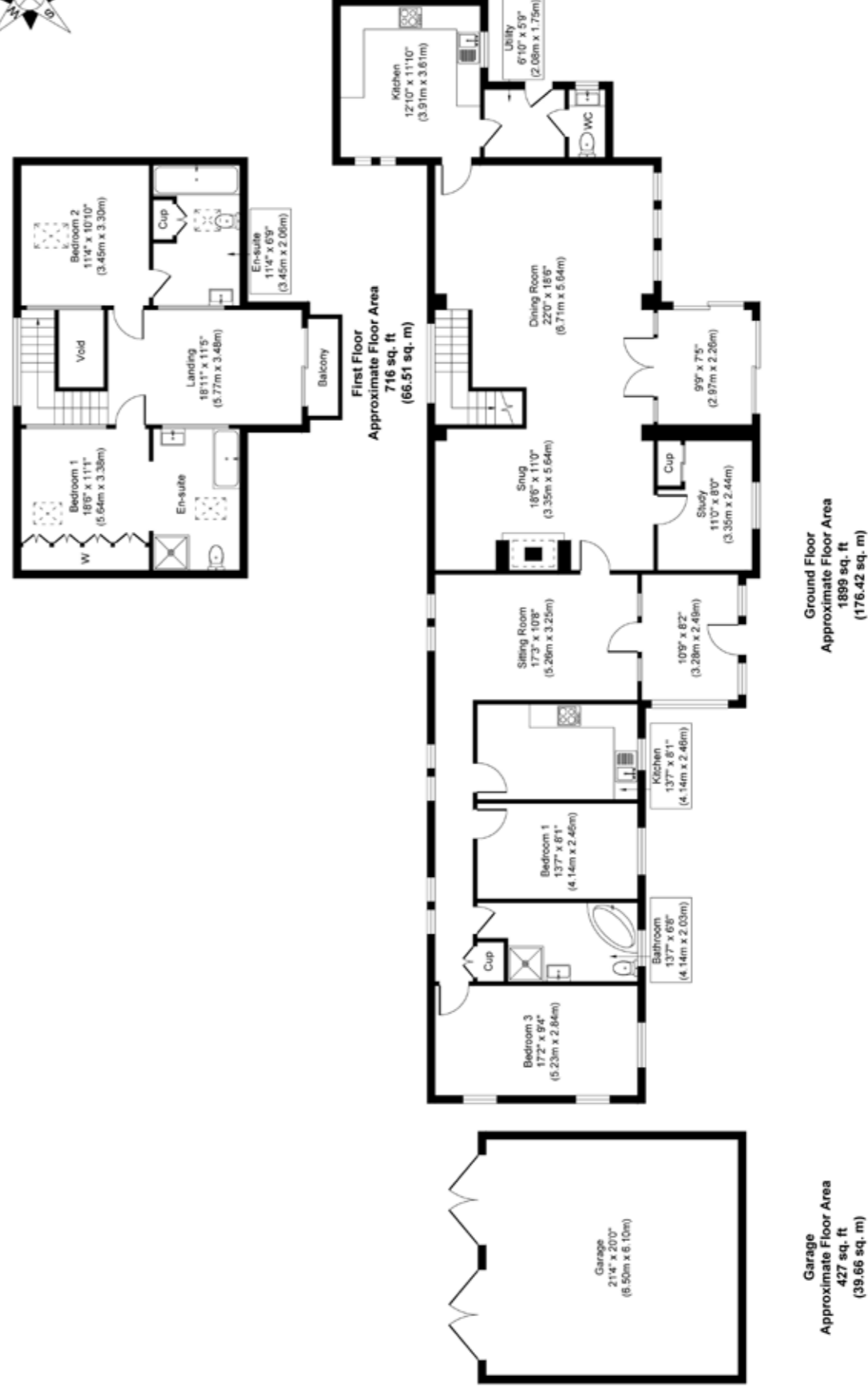
Of course, amongst the most noteworthy features of this home is the extraordinary plot in which it sits.

The immediate gardens provide an oasis of sheltered landscaped areas with a thriving pond and flower beds which are alive with mature shrubs whilst the plot in total sprawls to more than 4.5 acres (stms) occupied mostly by the most enchanting woodland you're likely to find anywhere in the area.



This lovingly tended area speaks of a timeless legacy of passionately maintained woodland with meandering paths and occasional calm vistas of the surrounding countryside. There are no restrictions to the use of this land, the only limit is - perhaps - one's own imagination of how much this magical space can enhance your lifestyle.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

# Mundesley

IN NORFOLK  
IS THE PLACE TO CALL HOME



A pretty seaside resort situated on the east coast of Norfolk, Mundesley has a variety of facilities including a village shop, post office, boutique, florist, pubs, tea rooms and hotels.

Also within the village are the beautiful sandy beaches, which are considered some of the best in Norfolk, a church which overlooks the sea and various coastal walks.

A popular market town, North Walsham is situated close by and a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.



*Note from Sowerbys*



“Mundesley is a thriving coastal town and being on the fringe, endless countryside is never far away.”

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## SERVICES CONNECTED

Mains water and electricity.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 3137-6223-4200-0183-8206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///microchip.skewing.propelled

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