



The Old Dairy Langley Street | Langley | Norwich

Offers In Excess Of £675,000

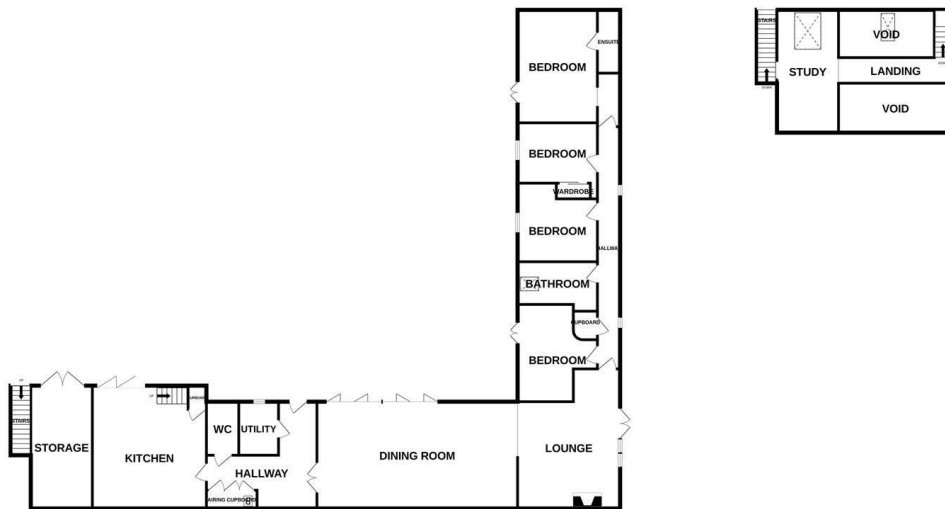
****A MUST SEE BARN CONVERSION ON A SPACIOUS PLOT IN A PEACEFUL LOCATION OOZING CHARM AND CHARACTER ALONG WITH MODERN CONVENIENCE**** Gilson Bailey are delighted to offer this four bedroom detached barn conversion situated in the quiet village of Langley offering glorious field views.

The village of Langley is set just ten minutes outside Loddon and offers a wealth of countryside pursuits and walks. Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Description

Step through the welcoming entrance hall of this enchanting barn conversion, and you'll immediately sense the allure of the lounge and dining room area, which stands as the undeniable highlight. Spanning approximately 3000 sqft, this luxury abode exudes character and charm at every turn.

The lounge adorned with a cozy wood burner, invites you to unwind and indulge in evenings filled with warmth and relaxation. But it's the dining room that truly captivates, boasting a spacious layout with a vaulted ceiling and exposed beams. Here bifold doors seamlessly connect the interior with the outdoors, allowing natural light to flood the space and creating an inviting ambiance for gatherings and meals shared with loved ones.

As you venture further, the kitchen diner emerges as a culinary haven, blending rustic charm with modern convenience. Ascend the floating walkway to discover a charming mezzanine study area, offering a tranquil retreat for quiet contemplation or focused work. The utility room also adds practicality to the mix.

The sleeping quarters reveal four generously sized double bedrooms, each offering a haven of comfort and privacy. Bedroom one steals the spotlight with its luxurious en-suite shower room. The main bathroom and separate WC cater to the convenience of family and guests alike.

Outside, the property continues to impress with its offerings. A triple garage provides ample space for vehicle storage or workshop while two separate driveways ensure plenty of off-road parking for residents and visitors alike, adding a convenience to everyday life.

The outdoor spaces are equally enchanting, with two individual gardens offering their own unique charm. The inner garden provides a secluded sanctuary, ideal for moments of quiet reflection, while the outer garden boasts a wildflower meadow and breathtaking countryside views. Whether hosting gatherings, enjoying alfresco dining, or simply basking in the beauty of nature, these outdoor spaces offer endless enjoyment.

Accommodation Comprises

Front door to:

Lounge 20'0" x 15'10"

Large wood burner, radiator, wooden flooring, ceiling beams.

Dining Room 25'9" x 15'6"

Bi-fold patio doors, radiator, wooden flooring, ceiling beams.

Hallway 16'2" x 15'7"

Doors to kitchen, utility room, WC, large storage cupboard and garden.

Kitchen 17'7" x 16'4"

Fitted wall and base units with worktops over, sink with tap over, fitted oven, space for Range cooker and fridge/freezer, integrated dishwasher, bi fold patio doors, radiator, stairs to:

Mezzanine 25'5" x 18'4"

Study area with Velux window and door to outside staircase.

Utility Room 7'7" x 5'8"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine, double glazed window.

WC 7'7" x 3'6"

Low level WC, hand wash basin, heated towel rail.

Bedroom One 16'4" x 15'1"

Door to garden, radiator, ceiling beams, door to:

En-Suite 9'10" x 3'2"

Shower cubicle, low level WC, hand wash basin, heated towel rail.

Bedroom Two 14'9" x 11'5"

Double glazed window, radiator, ceiling beams, door to garden.

Bedroom Three 11'5" x 11'3"

Double glazed window, radiator, ceiling beams.

Bedroom Four 11'5" x 10'11"

Double glazed window, radiator, ceiling beams.

Bathroom 11'4" x 7'1"

Shower cubicle, tile panelled bath, low level WC, hand wash basin, Velux window.

Outside Front

Two driveways providing ample off road parking and a tranquil garden with mature plants, a feature pond, state of the art greenhouse and a hidden patio area with lovely field views.

Triple Garage/Workshop 28'10" x 19'7"

Insulated build with power and lighting.

Storage Shed 18'5" x 7'7"

Ample storage, power and lighting.

Outside Rear

Private lawned garden with mature shrubs and trees surrounded by patio and new decking with side gate access.

Local Authority

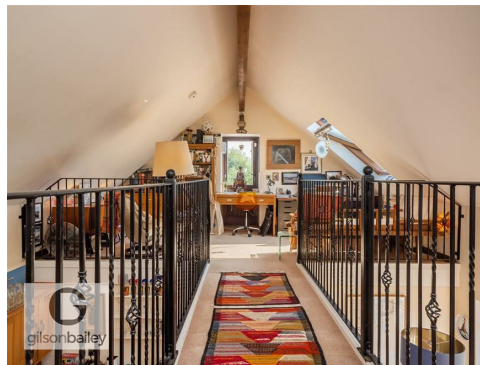
South Norfolk District Council, Tax Band E.

Tenure


Freehold

Utilities

Oil heating
 Mains water and electric.
 Private drainage.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.