



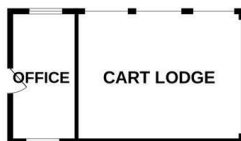
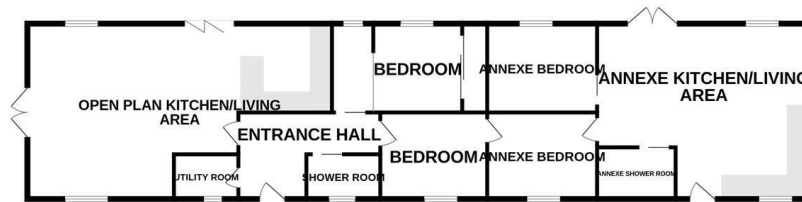
Wellholme Barn The Green | Stalham | Norwich | NR12

£525,000

****GUIDE PRICE £525,000 - £550,000 - DETACHED BARN CONVERSION INCLUDING A SELF CONTAINED TWO BEDROOM ANNEXE WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, HIGH SPEC, MODERN BARN CONVERSION tucked away in the peaceful area of Stalham Green. Accommodation comprising entrance hall, impressive open plan kitchen/living area with a mezzanine area, two bedrooms, utility room and shower room. The self contained annexe also offers an open plan kitchen/living area with mezzanine, two bedrooms and a shower room. Outside there is a large, spacious driveway leading to an open fronted cart shed both providing ample off road parking. To the rear of the cart shed there is a home office and wrap-around, private gardens that offer fruit trees and vegetable patches and an outside sauna. The barn conversion benefits from a number of eco friendly qualities such as underfloor heating via air source heat pumps and solar panels with a feed in tariff and battery storage. The property would suit a wide array of buyers so be quick to book a viewing to appreciate the size and location on offer.



GROUND 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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Location

Stalham is a popular Broadland market town offering many facilities including schools, doctor's dentist, vets, a variety of shops including major supermarket. There is great access to the Broads and bus services run from Stalham and Greater Anglia train services from the Broads village of Wroxham and North Walsham to the city of Norwich. Easy access to the popular beaches of Sea Palling and Happisburgh.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/living area, two bedrooms, utility room and shower room.

Kitchen/Living Area 30'7" x 17'8"

Fitted wall and base units with worktops over, sink and drainer, induction hob with extractor over, fitted oven, space for fridge/freezer and dishwasher, dual fuel wood burner, double glazed windows, French patio doors, bi-fold doors, exposed beams, step ladder to:

Mezzanine 18'7" x 9'3"

With power and lighting, eaves storage housing hot water cylinder and solar equipment.

Bedroom One 15'7" x 8'10"

Two double glazed windows, built in wardrobe, study area.

Bedroom Two 11'3" x 8'5"

Double glazed window, connecting doors to annexe bedroom.

Shower Room 7'6" x 4'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, tiled flooring, frosted double glazed window.

Utility Room 6'5" x 4'4"

Space for washing machine, low level WC, sink with tap over, frosted double glazed window.

Annexe Kitchen/Living Area 21'5" x 17'8"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, French doors, double glazed windows, lovely views over the neighboring pond, exposed beams, sliding ladder with access to:

Mezzanine 8'9" x 7'5"

Access to storage space.

Annexe Bedroom One 10'11" x 8'9"

Double glazed window.

Annexe Bedroom Two 10'11" x 8'6"

Double glazed window, connecting door to main accommodation.

Annexe Shower Room 7'9" x 5'2"

Shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, tiled flooring, frosted double glazed window.

Outside

Large driveway leading to a cart shed providing ample off road parking. Wrap around gardens with mature plants and shrubs, vegetable patch, fruit trees, fruit cage, greenhouse, electrically operated sauna.

Office 13'1" x 6'6"

With power and lighting.

Local Authority

North Norfolk District Council, Tax Band C.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

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

Local Authority

North Norfolk District Council, Tax Band C

Tenure

Freehold

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.

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