

SALES & LETTINGS

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The Old Barn Limes Farm, Clint Street, Ludham, Norfolk, NR29 5PA

Resting at the end of a quiet country lane and positively removed from the mainstream bustle inspired by the Broads National Park, this environmentally conscious barn conversion now presents as a stunning rural retreat. Set amongst farmland, on the edge of a nature conservation area and close to the meandering River Ant, with picture windows affording vantage views over rolling fields, The Old Barn enjoys an unspoilt location in the heart of the Norfolk Broads.

Originally formed in the mid-eighteenth century, The Old Barn has been thoughtfully designed and carefully restored to embrace the period charm and fortitude of a once rustic barn, alongside the simplistic modernity of a contemporary country lifestyle.

Set on a plot nearing half of an acre, the property is approached between opposing timber five bar gates and onto a generous shingle driveway that opens to ample block weave parking, alongside a detached brick and timber cart lodge and garage. To the front and sides of the property, a harmony of sun terraces, neatly maintained gardens and carefully tended raised timber beds are accompanied by a brick-based greenhouse.





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- PERIOD BARN CONVERSION
- BRICK-BASED GREENHOUSE
- THREE OR FOUR BEDROOMS

- PLOT APPROXIMATELY HALF AN ACRE
- ADDITIONAL SELF-CONTAINED ANNEXE
- BRICK & TIMBER CART-LODGE & GARAGE

- ENVIRONMENTALLY CONSCIOUS BARN CONVERSION
- GROUND SOURCE HEATING SYSTEM & SOLAR PV PANELS
- RURALLY SET YET LESS THAN A MILE TO VILLAGE AMENITIES

The Old Barn enters beneath a rambling white Wisteria framing the formal glass entrance that opens into a sociable space which is rich in contemporary elegance, exposed oak beams arched into the vaulted ceiling and a focal wood burner, that appears suspended on tiptoes over an earthen tile floor, overlooked by a curved, glass panelled mezzanine.

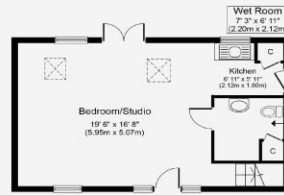
This desirable abode is further complemented by an equally impressive accompanying annexe that affords a wealth of opportunity and versatility; independence for ageing loved ones or those yet to fly the nest, a studio for the more creative, or entrepreneurial freedom for those seeking working solace away from the office.

Beyond the natural attraction of the old Barn's rural location amid the waterways and wildlife of the broads, the capital city of Norwich and the sandy beaches of the magnificent Norfolk coastline lie within a thirty-minute car journey. Life at the property is further complemented by its proximity, of approximately three quarters of a mile, to Ludham village centre, with its store and post office, butchers, tearoom, historic church, doctors' surgery, public house, primary school and nursery.





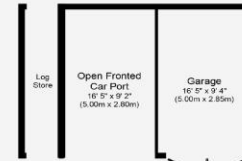
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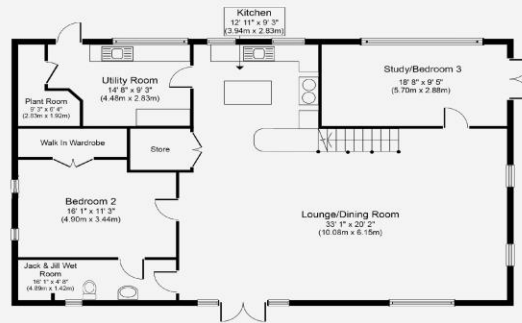
Annexe Ground Floor
Approximate Floor Area
441 sq. ft.
(41.0 sq. m.)



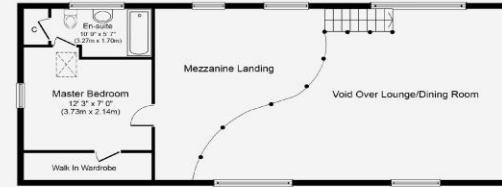
Annexe Mezzanine Floor
Approximate Floor Area
118 sq. ft.
(11.0 sq. m.)



Outbuilding
Approximate Floor Area
377 sq. ft.
(35.0 sq. m.)



Ground Floor
Approximate Floor Area
1,464 sq. ft.
(136.0 sq. m.)



First Floor
Approximate Floor Area
517 sq. ft.
(48.0 sq. m.)





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.

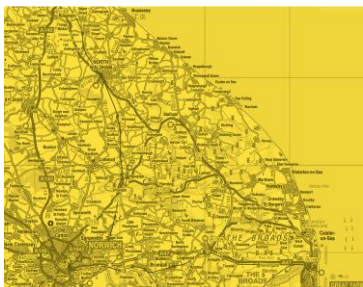
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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