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& HURRELL**

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Ashtree Lodge, Moat Farm Barns, East Ruston Road

Lessingham, Norfolk, NR12 0DW

Ashtree Lodge is a beautifully presented, two-bedroom barn conversion set within a secluded location amongst four similar properties of the Moat Barns development. Located on the edge of the north Norfolk village of Lessingham, inland from the coastal villages of Sea Palling and Happisburgh and within easy reach of the amenities in the larger town of Stalham.

Set back from the road, the property is approached along a shingle driveway providing ample off-road parking and access to a well-tended lawn garden, a cart lodge and storage shed and a brick weave sun terrace, ideal for socialising with friends and family.

Beautifully presented throughout, the main entrance to the property provides access into a hallway where separate internal doors lead into two bedrooms, the main with a walk-in wardrobe and the second with built in storage. Further doors lead into a utility room, a shower room and a kitchen. To the side of the property steps lead up into a generous lounge dining room with an adjoining orangery that overlooks and opens out to the garden and the sun terrace.

The property is further complimented in its idyllic rural location amongst rolling countryside, its proximity to the blue flag beaches of the Norfolk coastline and the market towns of Stalham and Aylsham with their supermarkets, leisure facilities, doctors' surgery and public transport into Norwich city centre.

Agents Note: We understand that the property is advertised for sale, subject to the grant of probate.



Semi-Detached



Barn Conversion



Older



1 Bathrooms



2 Receptions



2 Bedrooms



Tax Band C

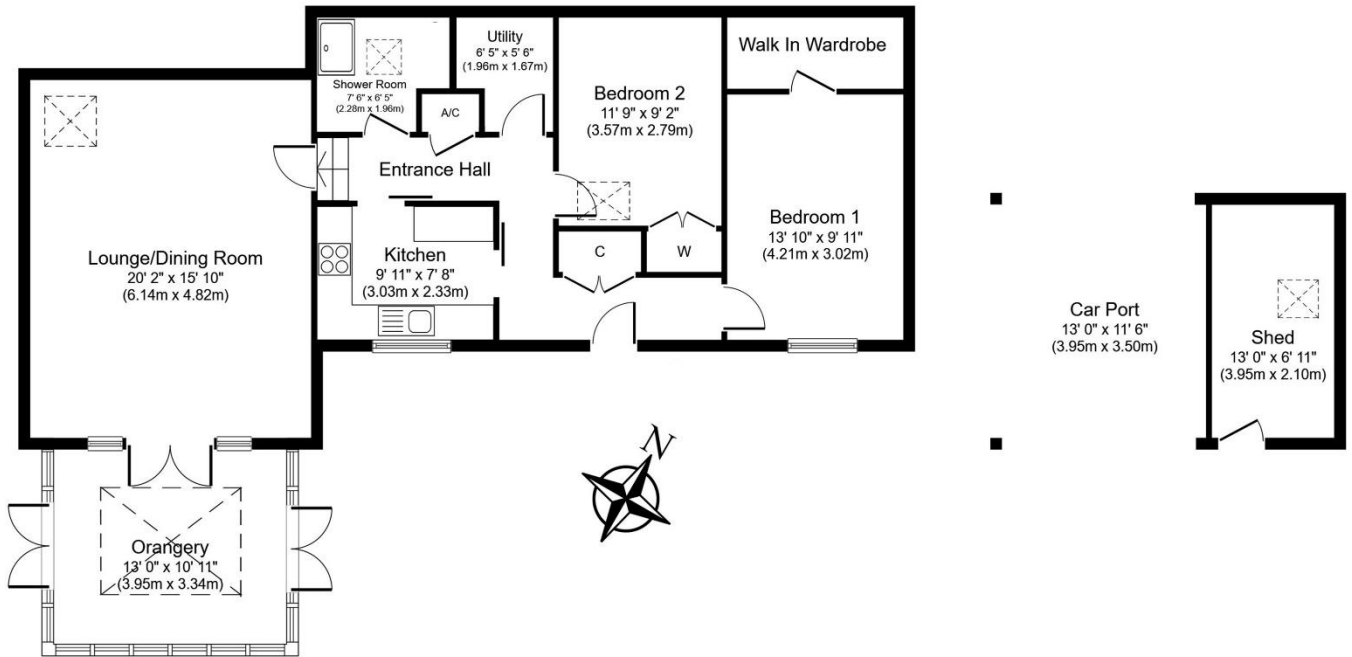


Off-Road
Parking



Cart Lodge





Approximate Floor Area
1,075 sq. ft.
(99.8 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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