

# SALES & LETTINGS

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# Bure Bank, Belaugh, Norfolk, NR12 8XA

Converted in the early eighties, this detached barn conversion includes a fifty-foot private mooring and presents as a rare opportunity to acquire a secluded family or second home set on a generous plot measuring nearly half of an acre. Included within the plot is a fifty-foot-long quay headed mooring with a timber walkway and accessed through picturesque woodland shared by two nearby properties under a right of access agreement. With direct access to the River Bure the mooring provides the perfect opportunity for a boating adventure, fishing or a gentle cruise with light refreshments taken in one of the nearby villages.

Located in the unspoilt, rural riverside village of Belaugh, an area of conservation which lies ten miles north east of Norwich and mid-way between the busy yachting centre of Wroxham and the large village of Coltishall. Bure Bank benefits from its proximity to both villages with footpath, river and road access to local amenities to include a supermarket, cafes, restaurants, post office and schooling for all ages.







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- THREE BEDROOMS
- DETACHED BARN CONVERSION
- OFF-ROAD PARKING & GARAGE

- FIFTY FOOT QUAY HEADED MOORING
- TWENTY-FIVE MINUTES TO COAST OR CITY
- UNSPOILT PICTURESQUE RIVERSIDE VILLAGE

- LOCATED BETWEEN HOVETON & COLTISHALL
- PLOT MEASURING NEARLY HALF OF AN ACRE
- POTENTIAL FOR EXTENSION AND IMPROVEMENT

The property, which would benefit from a scheme of modernisation, is idyllically set with woodland and field views. It is set back from the road and approached over a generous gravel driveway providing ample off-road parking and access to a garage. To the side, a paved terrace extends away from the barn to a well-tended lawn garden bordered by mature shrubs and trees and to the rear a tiered garden of conifers and shrubs creates an all-year-round canvas of colour.

The property enters into an entrance hallway where separate internal doors lead into an open plan kitchen dining room and onward to a family lounge with an adjoining conservatory. An inner hallway leads to a shower room and three double bedrooms, two with built in storage and the master with an en-suite bathroom. To the first floor a study, occasional bedroom or work studio completes the accommodation.

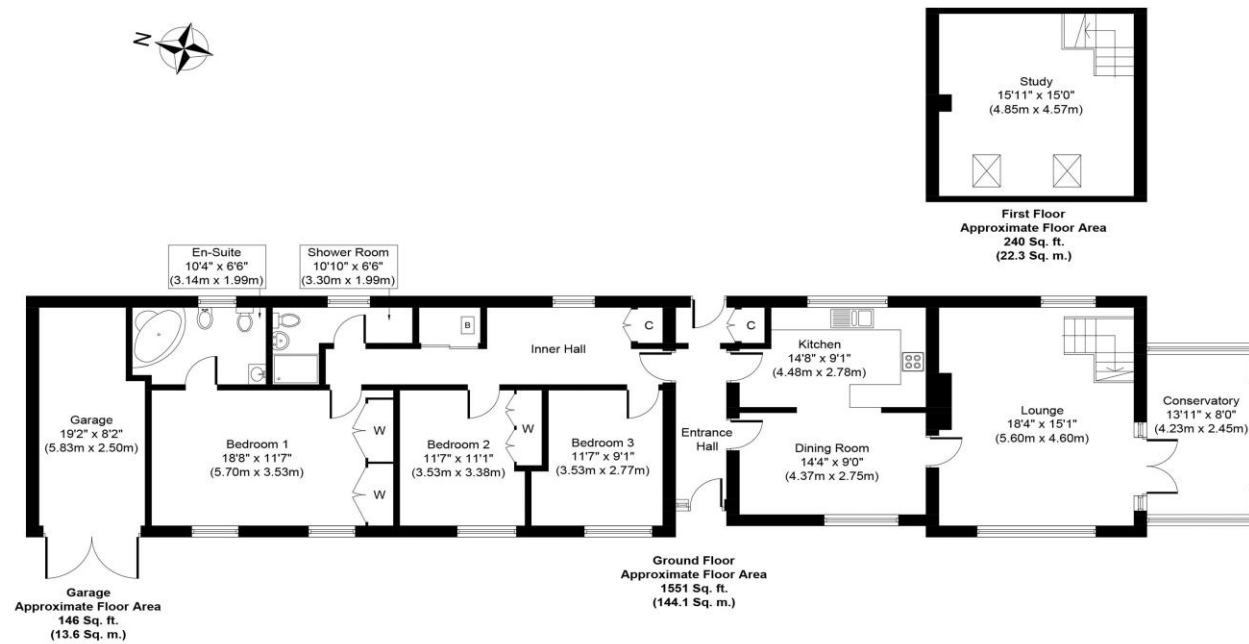






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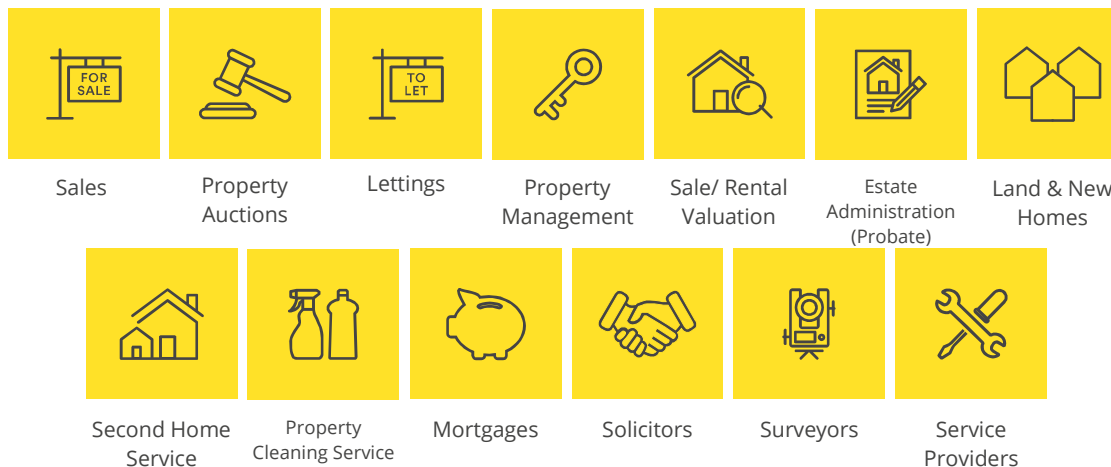
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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