

SALES & LETTINGS

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The Stables, High Street, Sloley, Norfolk, NR12 8HJ

The Stables is a beautifully converted barn, idyllically set on the fringe of the small North Norfolk village of Sloley. Sympathetically crafted to combine the original timber structure with modern contemporary features, The Stables now presents as an enviable family home.

Conveniently located, the property is able to enjoy local amenities in the neighbouring villages of Worstead, Dilham and Coltishall, where collectively you will find schooling, restaurants, public houses, and a railway station at Worstead allows travel into Norwich and to the coastal towns of Cromer and Sheringham.

Set on a generous plot of just under one acre, the property is approached over a sweeping shingle driveway, providing access to a double garage and a carport. Additional secure off-road parking is available through a broad timber gate. To the side, and rear, extensive lawn gardens, landscaped with mature shrubs, trees, a pond with water feature and an established vegetable plot are overlooked by a paved terrace, ideal for alfresco dining.





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- IDYLIC RURAL SETTING
- DETACHED BARN CONVERSION
- GROUND UNDERFLOOR HEATING

- BEAUTIFULLY LANDSCAPED GARDENS
- STUNNING PRESENTATION THROUGHOUT
- GENEROUS PLOT APPROACHING ONE ACRE

- FOUR DOUBLE BEDROOMS, TWO WITH EN-SUITE
- AMPLE OFF-ROAD PARKING, CARPORT & DOUBLE GARAGE
- OVER THREE THOUSAND SQUARE FEET OF ACCOMMODATION

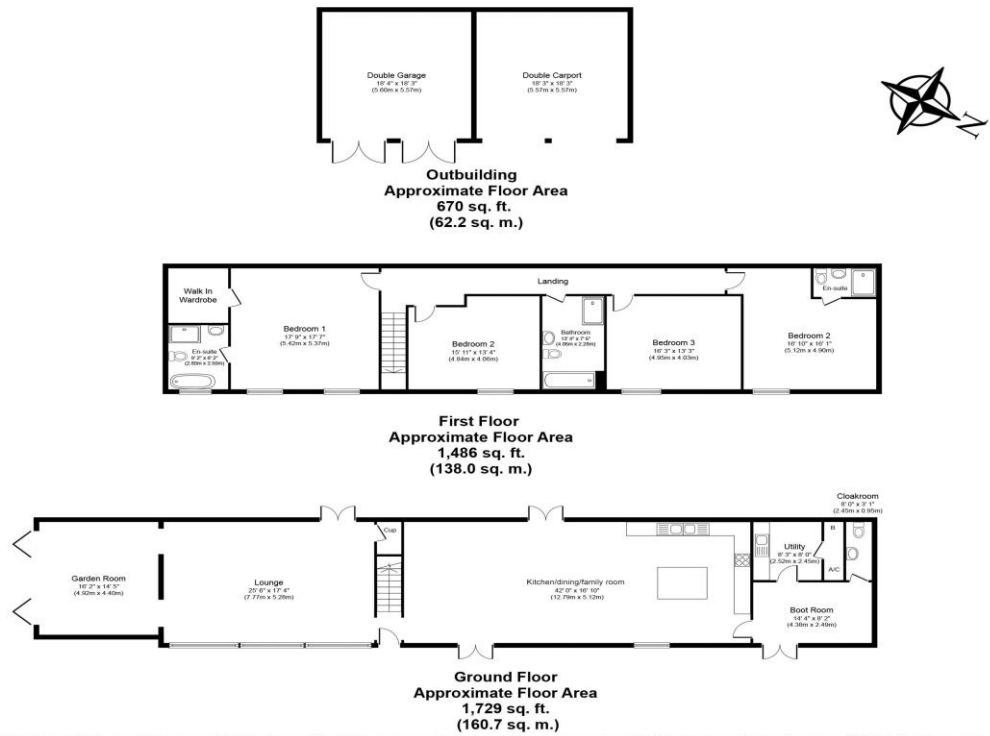
Beautifully presented throughout, with over three thousand square feet of living space, and arranged over two floors, with three receptions, four double bedrooms and three bathrooms, The Stable affords a generosity of accommodation with a wealth of opportunity. Simply a stunning family home, independence for ageing loved ones or those yet to fly the nest and entrepreneurial freedom for those seeking working solace away from an office.

The property is further complimented in its central location between Wroxham, the capital of the Norfolk broads popular for a boating adventure and the historic market towns of Aylsham, North Walsham and Stalham, where you will find independent shops, supermarket chains, leisure facilities and schooling for all ages.





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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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