



Barn, at Wood Farm, Moulton St. Mary - NR13 3ND



## Barn, at Wood Farm

Moulton St. Mary, Norwich

Introducing a rare opportunity to own an UN- LISTED DETACHED BARN in a serene RURAL FARM SETTING, READY FOR CONVERSION with vast POTENTIAL for those SEEKING a BESPOKE HOME PROJECT. Boasting PLANNING PERMISSION to CONVERT, this barn presents as a blank canvas with the scope to become a stunning residence. The property features a CHARMING WALLED GARDEN that forms part of the scheme, offering a PRIVATE sanctuary, complemented by a convenient CAR PORT and ample parking. Furthermore, the BARN has been RE-ROOFED and the layout allows for the creation of an ANNEXE, providing flexibility for various living arrangements. With the opportunity to include up to FOUR RECEPTION ROOMS and a plan for FOUR FIRST FLOOR BEDROOMS, this property promises spacious and versatile living areas. Situated just a short drive away from Acle and the A47, convenience meets tranquillity in this unique property. For those who value both privacy and accessibility, the chance to create a bespoke home awaits (Planning Permission Reference: 2018/1983).



Council Tax band: TBD

Tenure: Freehold

- Detached Barn with Planning Permission to Convert
- Rural Farm Setting
- Walled Garden as Part of Scheme with Car Port & Parking
- Potential to Include Annexe
- Potential for Up to Four Reception Rooms
- Scheme to Include Four First Floor Bedrooms
- Short Drive to Acle & A47
- Planning Permission Reference 2018/1983

Moulton St Mary is a Rural Village located just outside of the village of Acle. The village of Acle has a variety of shops, two small supermarkets, a pub and café. Schooling is well catered for with pre school, infant and junior schools and a High school. This thriving village is situated in the heart of the sought after Norfolk Broads, just 8 miles from the ever popular holiday resort of Great Yarmouth. Norwich is 12 miles west and easily accessible by road and rail.



### SETTING THE SCENE

The barn is situated on a shared track which leads to various cottages and the farm. The barn development of two units is located adjacent to the farm entrance.

### FIND US

Postcode : NR13 3ND

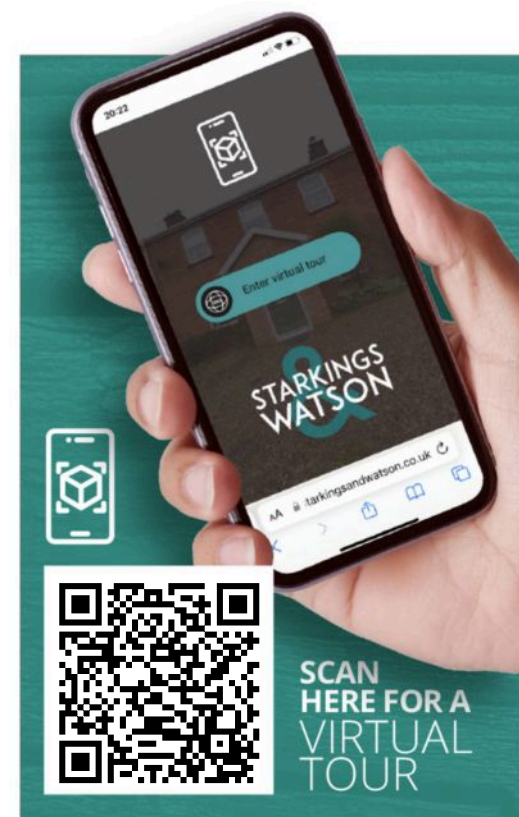
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### VIRTUAL TOUR

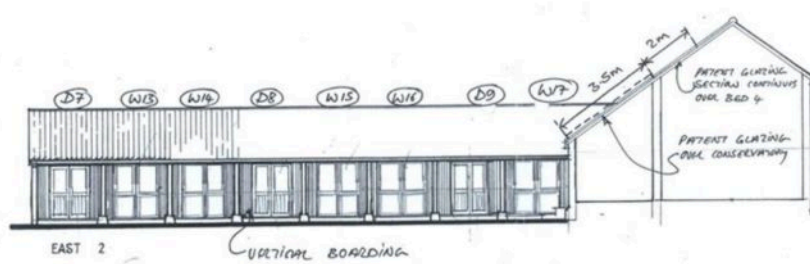
View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTES

A drainage plan is in place as part of the scheme, involving the adjacent barn. Adjacent storage tanks currently sit along the side wall of the barn, but these will be relocated by the owner.







## GARDEN

**THE GREAT OUTDOORS** The exterior space requires landscaping as part of the development, but offers a walled south facing garden as part of the scheme.

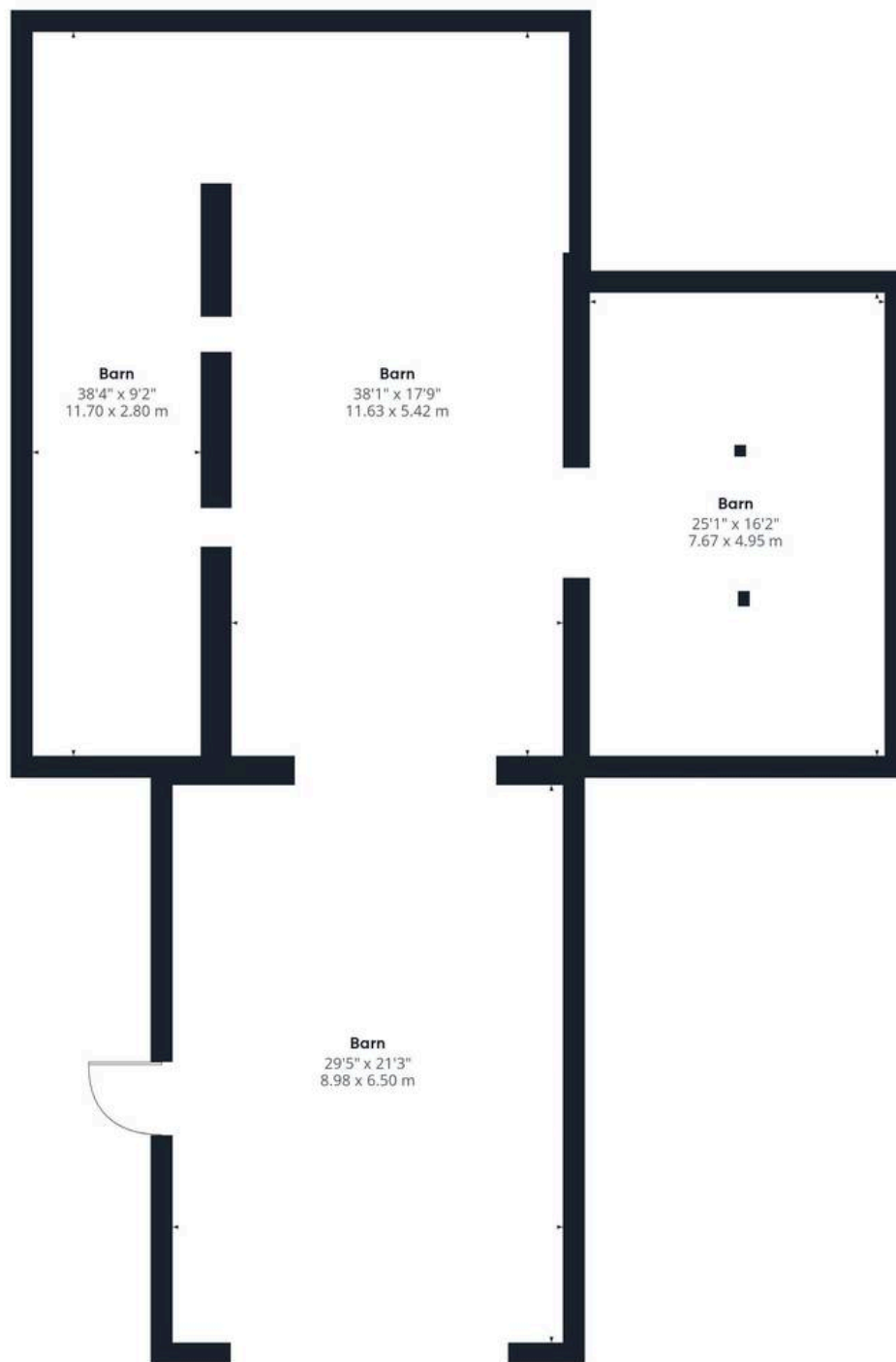
## CAR PORT

1 Parking Space

## DRIVEWAY

2 Parking Spaces





**Approximate total area<sup>(1)</sup>**

2096 ft<sup>2</sup>

194.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.