

**Aldreds**  
Estate Agents



Cuckoos Barn Hall Farm, Hall Road, Mautby, Great Yarmouth,  
NR29 3JB

**£650,000**



4



3



1









£650,000

# Cuckoos Barn Hall Farm, Hall Road

Mautby, Great Yarmouth, NR29 3JB

- Stunning Semi Detached Barn Conversion
- Fantastic Countryside Views
- Huge Open Plan Living Space
- Total Plot & Driveway Of Approximately 1/2 An Acre
- A Rare Opportunity
- Idyllic Rural Setting
- Four Double Bedrooms (Two With En-Suite)
- High Specification Finish
- Energy Efficient Home With Air Source Heating
- Must Be Viewed To Fully Appreciate

Aldreds are pleased to offer this unique opportunity to acquire this stunning semi detached barn conversion, in an idyllic setting providing panoramic views over open countryside. The property has been cleverly designed to maximise space and offers a superb open plan kitchen/dining/living room with views over the front and rear aspects, utility room, cloakroom, spacious inner hallway serving four double bedrooms two of which have an en-suite facility and a family bathroom. Outside there are landscaped front and rear gardens with paved/timber decked terraces and ample driveway parking with the plot and driveway access totalling approximately 1/2 an acre. The property has been designed to be energy efficient with high insulation factors, an air source heating system with under floor heating and quality double glazed colour blended windows and bi-fold doors. This superb living space requires an early viewing to fully appreciate the size and quality on offer.



## Entrance Hall

Coloured composite entrance door, attractive stone flooring with under floor heating, door to:

## Open Plan Kitchen/Dining/Living Room 45'6" x 19'3" (13.89 x 5.88)

Superb open plan room with views over the rear garden and surrounding countryside via double glazed windows and bi fold doors, attractive stone flooring with under floor heating, recessed spotlighting, tv point and hardwired broadband plug in. Kitchen area fitted with a cottage style coloured finish range of wall and matching base units with wood effect work surface over, island unit housing the five ring ceramic hob with under counter electric double ovens, single drainer white sink unit with mixer taps, integrated dishwasher and fridge/freezer, open access in to the inner hall and door to:







### Utility Room 7'4" x 7'0" (2.26 x 2.14)

Matching wall and base units to the kitchen with wood effect work surface over and space and plumbing for a washing machine and tumble dryer, single drainer sink unit with mixer tap, attractive matching stone flooring with under floor heating, recessed spot lights.

### Inner Hallway

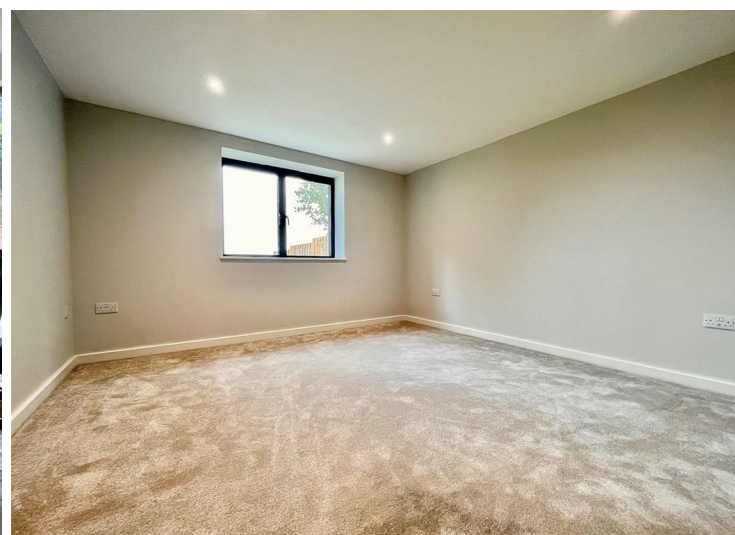
Access to the insulated loft space with pull down ladder, attractive stone flooring with under floor heating, recessed spot lights, double width airing cupboard housing the pressurised hot water cylinder and underfloor heating manifold, doors leading off to:

### Cloakroom 7'0" x 4'0" (2.14 x 1.22)

White suite comprising low level wc with concealed cistern and adjacent vanity unit with space saving sink, attractive stone flooring, recessed spot lights, extractor fan.

### Bedroom 1 13'0" x 12'0" (3.98 x 3.68)

Double glazed window to front aspect overlooking surrounding countryside, fitted carpet to be laid with underfloor heating, wall mount tv point, recessed spot lights, door to:



### En-Suite Shower Room

Luxury suite comprising double width tiled shower cubicle with mains fed shower fitting, low level wc with concealed cistern and adjacent vanity unit with inset wash basin, tiled walls and flooring with under floor heating, extractor fan, wall mounted mirrored cabinet, recessed spot lights.

### Bedroom 2 12'9" x 11'10" (3.90 x 3.61)

Double glazed window to rear aspect, fitted carpet to be laid with underfloor heating, wall mount tv point, recessed spot lights, door to:

### En-Suite Shower Room

Luxury suite comprising double width tiled shower cubicle with mains fed shower fitting, low level wc with concealed cistern and adjacent vanity unit with inset wash basin, tiled walls and flooring with under floor heating, extractor fan, wall mounted mirrored cabinet, recessed spot lights.

### Bedroom 3 12'7" x 10'11" (3.86 x 3.35)

Double glazed window to front aspect overlooking surrounding countryside, fitted carpet to be laid with under floor heating, wall mount tv point, recessed spot lights

### Bedroom 4 12'0" x 10'11" (3.68 x 3.35)

Double glazed patio doors on to the rear garden, fitted carpet to be laid with underfloor heating, wall mount tv point, recessed spot lights.

### Family Bathroom

Luxury four piece suite comprising wood effect panel bath, tiled shower cubicle with mains fed shower fitting, floating wood finish vanity unit with wash basin and adjacent low level wc with concealed cistern, recessed spot lights, tiled walls and flooring with underfloor heating, extractor fan.

### Outside

The property is approached via a shared access driveway leading in to a private driveway with ample parking and laid with stone. Both front and rear gardens are of a very good size and have been seeded with decking/paved sun trap patio areas. The front decking is raised and provides a superb aspect looking out on to open countryside. The total plot size including the driveway total approximately half an acre (stms).

### Tenure

Freehold

### Services

Mains water, electric and self contained water treatment Klargester tank.

### Council Tax

Great Yarmouth Borough Council - tbc

### Location

The village of Mautby is roughly 6 miles north west of the town of Great Yarmouth and 16 miles east of Norwich. Mautby is close to the Norfolk Broads and the coastal resorts of Caister-on-Sea, California and Scratby. Mautby church, St Peter and St Paul, is a small building with an interesting round tower. It is the burial place of Margaret Paston, who died in 1484 and is famous for the Paston Letters.

### Directions

Leave Great Yarmouth heading north towards Caister on the A149 Caister Road, at the roundabout turn left onto the Caister by-pass, at the roundabout take the first exit into Norwich Road. Continue over the next roundabout into Main Road and after approximately a quarter of a mile take the second turning on the left in to Hall Road. Continue along Hall Road around the right and left hand bends for approximately a mile where the entrance to The Barn can be found on the left just before where the road forks to the right hand side.

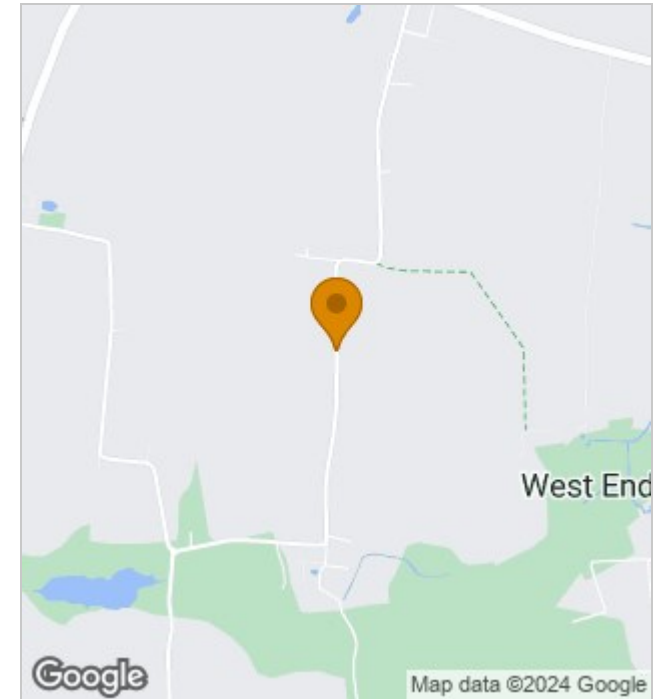
Ref: Y12146/07/24/CF



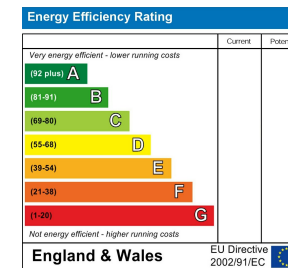
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA