



Wymers Barn
Hall Road, Mautby, Great Yarmouth NR29 3JB
£550,000





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- Stunning semi-detached barn conversion
- Protected views over The Broads National Park
- Spacious open-plan kitchen and living room
- Large gardens on three sides - one south facing
- Picturesque marshland setting
- Four double bedrooms (two with ensuite)
- Stylish materials and finishes throughout
- Ecobuild with air source heating
- A Rare Opportunity
- Viewing Highly Recommended

Aldreds are pleased to offer this unique opportunity to acquire a semi-detached barn conversion in an idyllic setting with protected views over unspoilt marshland. The barn has been lovingly and artfully converted. It features an open-plan kitchen with a breathtaking panorama to the front and a secluded courtyard garden to the rear. It boasts a boot room, laundry room, family bathroom, and a spacious inner hallway serving four double bedrooms (two of which have ensembles). Surfaces and finishes are stylish and unfussy throughout. The interior has limestone floors, exposed wooden doors, hardwearing carpets, and a shaker-style kitchen. The outside is clad in weathered black timber, inspired by the look of the local fishermen's huts built on the edges of the nearby beaches. The house is surrounded by thoughtfully landscaped gardens on three sides (one south facing), paved and decked areas from which to enjoy the views of the countryside, and a large gravelled area for parking.

The conversion has been undertaken with an eye to the latest ecological and environmental building practices whilst also making clever use of the existing structure. Insulation factors are high and it has an air source heat pump with underfloor heating throughout. Metal windows and bifold doors are colour-matched with the exterior cladding, allowing a generous light to flood the internal spaces. This is a rare opportunity to acquire a stylish property in a truly rural environment within easy reach of some of Norfolk's best beaches, pubs, schools, villages and towns. Viewing is essential.



Entrance Hall

A high quality door letting onto attractive stone flooring with underfloor heating, door to:

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

Stunning open plan room with views over the rear garden and The Broads National Park (a protected conservation area) via double-glazed windows and bifold doors. Weathered limestone flooring throughout, recessed spot lights, TV point, and hardwired broadband plugs. Kitchen area fitted with shaker-style wall and base units topped by a convincing wood-effect work surface. Island unit houses a five ring ceramic hob with two under counter electric ovens. A white ceramic sink with heritage mixer taps sits below a window that overlooks the south facing garden. Integrated dishwasher and fridge/freezer. Open access onto the inner hall and door to:





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

Wall and base units matching kitchen with plumbing for a washing machine and tumble dryer. Single drainer sink unit with heritage mixer tap, matching stone flooring and recessed spots.

Inner Hallway

Access to an insulated loft, with structural floor and potential for conversion, via pull down ladder. Limestone floors, underfloor heating, recessed spots, double width airing cupboard housing the pressurised hot water cylinder and heating manifold, doors leading off to:

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

Attractive yet simple white suite comprising low level WC with concealed cistern and adjacent vanity unit with space-saving sink.

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

Double-glazed window to front aspect overlooking unspoilt marshland. Hard-wearing fitted carpet, wall mounted TV point, recessed spots, door to:



Ensuite 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 overlooking spacious courtyard garden. Hardwearing fitted carpet with underfloor heating, wall mounted TV point, recessed spot lights, door to:

Ensuite Shower Room

Luxury suite comprising double width tiled shower cubicle with mains fed shower, 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 the Broads National Park. Fitted carpet with underfloor heating, wall mounted TV point, recessed spots.

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

Double-glazed patio doors letting onto the rear garden, tiled floor providing flexibility for possible use as study or playroom. Wall mounted TV point, recessed spots.

Family Bathroom

Luxury four piece suite comprising white panelled bath, tiled shower cubicle with mains fed shower, floating vanity unit with wash basin and adjacent low level WC with concealed cistern, recessed spot lights, tiled walls, underfloor heating, and an extractor fan.

Outside

The property is approached via a shared access driveway from the neighbouring cottage leading into a private gravelled turning circle with ample parking and a south facing garden. The front has a further substantial garden and a decked area, elevated to take advantage of the superb views. The back has a limestone patio leading onto a sheltered but bright courtyard with an established lawn.

Tenure

Freehold

Services

Mains water, electricity, and self-contained water treatment plant (Klargester).

Council Tax

Great Yarmouth Borough Council Band 'D'

Location

Sitting on the boundary of the Norfolk Broads National Park, Wymers Barn is surrounded by a superb network of footpaths that allow you to take in the beauty of the adjacent marshes whilst rarely venturing onto a paved road. Mautby itself is a tranquil village of around 100 people, once home to the Pastons, a powerful medieval family with an important literary legacy. The roads are quiet and there are very limited opportunities for further development. The house is around 10 minutes from Great Yarmouth, a town with a long and fascinating relationship to the sea, most recently as a service hub to the booming offshore wind industry. Some of Norfolk's very best remote beaches (e.g. Horsey, Winterton) are 10-15 minutes away, and in around 25 minutes you can be in Norwich, an attractive county town with a bustling cultural scene. Local trains from Yarmouth and Acle connect with regular commuter services to London Liverpool Street from Norwich (1 hr 50). A few minutes walk down a private road is a picturesque windmill on the river Bure, part of the enchanting network of waterways known as the Norfolk Broads. The local state schools are highly regarded and there are easy transport links to a strong offering of private schools in Norwich.

Directions

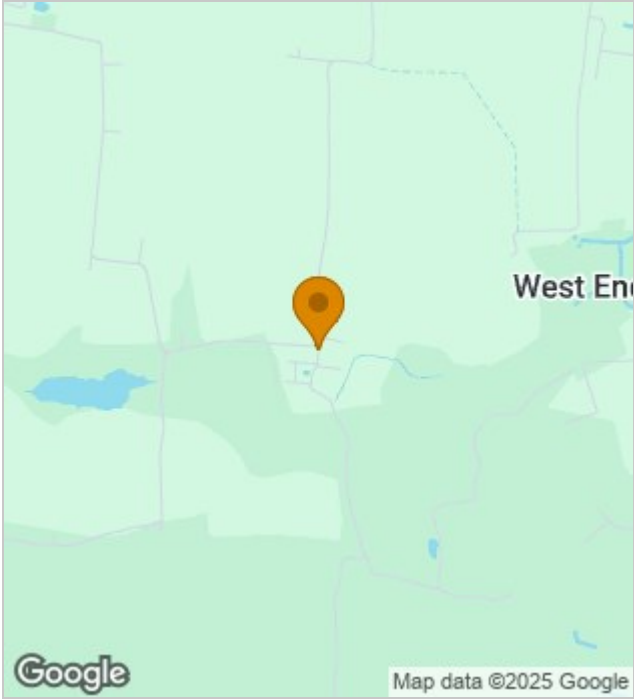
Leave Norwich on the A47. Once at Acle, continue straight over onto the A1064, through the villages of Fleggburgh and Filby, then turn right at the brow of the hill onto Hall Road. Continue around the right and left hand bends for approximately a mile. The entrance to Wymers Barn can be found on the left just past where the road forks abruptly to the right.

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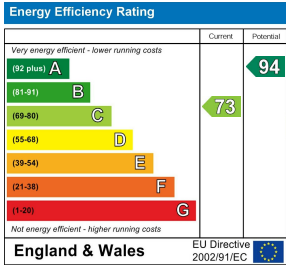
Floor Plans



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.

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