



Hales Hall Lane, Hales - NR14 6GZ



Hales Hall Lane

Hales, Norwich

NO CHAIN. Nestled amidst the PICTURESQUE COUNTRYSIDE, this exceptional 2816 Sq. ft. (stms) DETACHED FOUR BEDROOM BARN includes a SEPERATE 1131 Sq. ft (stms) DETACHED COTTAGE and 59' STORAGE BARN. Presenting a RARE OPPORTUNITY to acquire TWO PROPERTIES of immense charm and VERSATILITY. Boasting a total of 5765 Sq. ft across the main dwelling, adjacent cottage and STORAGE BARN, this unique residence is a HAVEN for those seeking a BLEND of CHARACTER features and ample space. From the moment you step inside, the property MESMERISES with FULL HEIGHT GLASS WINDOWS flooding the interiors with natural light, accentuating the exposed brickwork and TIMBER BEAMS that add to its rustic appeal. The spacious rooms exude a sense of grandeur, ideal for buyers SEEKING ANNEXE or HOLIDAY LET opportunities. The elevated setting provides BREATHTAKING PANORAMIC VIEWS of the surrounding countryside, offering a tranquil retreat away from the hustle and bustle of city living. The great outdoors beckon with just OVER a FOUR ACRE PLOT (stms) of expansive grounds surrounding the property. A TREE LINED GATED DRIVEWAY leads to the residence, ensuring privacy and seclusion. The spacious paddock, previously utilised for equestrian purposes, offers endless possibilities for outdoor activities. A detached storage barn measuring 59' stands as a TESTAMENT to the PROPERTY'S HISTORY, adding character and FUNCTIONALITY to the space.



The wraparound gardens are a delight to behold, with a raised decked seating area providing a vantage point to admire the captivating views. This enchanting property encapsulates the essence of RURAL LIVING at its FINEST, offering a harmonious blend of indoor luxury and outdoor splendour. A TREE LINED GATED DRIVEWAY leads to the residence, ensuring privacy and seclusion. The spacious paddock, previously utilised for equestrian purposes, offers endless possibilities for outdoor activities. A detached storage barn measuring 59' stands as a TESTAMENT to the PROPERTY'S HISTORY, adding character and FUNCTIONALITY to the space. The wraparound gardens are a delight to behold, with a raised decked seating area providing a vantage point to admire the captivating views. This enchanting property encapsulates the essence of RURAL LIVING at its FINEST, offering a harmonious blend of indoor luxury and outdoor splendour.

Council Tax band: F

Tenure: Freehold

- No Chain!
- 2816 Sq. ft Detached Four Bedroom Barn
- 1131 Sq. ft Adjacent Two Bedroom Cottage (stms)
- Elevated Setting with Panoramic Countryside Views
- Approx. 4 Acre Plot (stms)
- 59' Detached Storage Barn
- Brimming with Character Features & Sizeable Rooms
- Ideal for Buyers Seeking Annexe or Holiday Let Opportunities



SETTING THE SCENE

Driving through the double timber gates, a shingle driveway lined with trees and daffodils during early spring creates the feeling of privacy and seclusion. Heading towards the property, the main house and adjacent cottage fall into view, with the main paddocks to your left hand side. There is ample space for parking and turning, whilst the workshop building is tucked away on the main driveway behind greenery.

THE GRAND TOUR - Main Property.

As you step inside, the porch entrance is lined with exposed brick flooring, with a door leading into the hall entrance. Adorned with exposed timber beams and brick work, this spacious reception hall is ready for a new purchaser to place their mark on the space, with views out into the garden and stairs rising to the galleried landing. An opening leads to the dining hall beyond, with the two main reception rooms leading off. Centred on the feature exposed brick fire place with an inset cast iron wood burner, this characterful dual aspect room looks across the paddock and driveway, with an array of character features. The dining room offers a similar style and creates a versatile living space ideal as a snug or formal dining room. For everyday use, the dining hall continues with character features whilst enjoying full height windows which flood the room with natural light. The functional kitchen leads off, with a variety of storage and cooking via the oil fired Aga. Space is provided for white goods, with brick tiled flooring under foot and room for a breakfast table or seating. Completing the ground floor, a rear lobby leads to a useful shower room and fully fitted utility room where space is provided for laundry appliances, and the boiler sits to one corner. A stable door opens to the garden, with views to the walled garden.

Sitting under a vaulted ceiling with exposed timber beams, full height windows look down the driveway, creating a bright and inviting galleried landing. Four double bedrooms lead off the landing, all sizeable doubles, with far reaching field views, and character features. The main bedroom enjoys a large walk-in storage space which could be the ideal dressing room, with a private en suite bathroom offering huge potential to renovate and remodel the space. Lastly, the family bathroom leads off the family bathroom, with built-in storage, and a three piece suite including a mixer shower tap over the bath.

THE GRAND TOUR - Honeysuckle Cottage.

Sitting adjacent to the main property, this detached cottage enjoys a recently converted interior, centred on the hall entrance. Heading inside, tiled flooring runs underfoot, with stairs rising to the first floor landing, and doors leading to the main living spaces. The dual aspect sitting room features a large brick built fire place with tiled flooring under foot, with twin sets of French doors to the front and rear. Created with modern living in mind, the

kitchen/dining room offers extensive storage, with integrated cooking appliances and general white goods including a fridge freezer, with space for a dishwasher. Dual aspect views can be enjoyed across the gardens, with French doors leading to the walled gardens. Nestled off the kitchen, the utility offers further storage, with a stable door to side, room for laundry appliances and an oil fired central heating boiler. Completing the ground floor is a white three piece shower room, complete with Aqua board splash backs.

Heading upstairs, a carpeted landing leads to two large double bedrooms which offer potential to remodel to create further bedrooms if required. Sitting under vaulted ceilings with exposed timber beams, these dual aspect rooms are light and bright, complete with central heating and fitted carpets. The family bathroom is a 'Jack & Jill' room to the main bedroom, providing en suite facilities, with a luxury free standing double ended bath.

BARN

The 59' x 28' barn offers large access doors with a mezzanine storage area, power and lighting. Potential exists to remodel or convert this space (stp).

FIND US

Postcode : NR14 6GZ

What3Words : ///snuck.surfer.torched

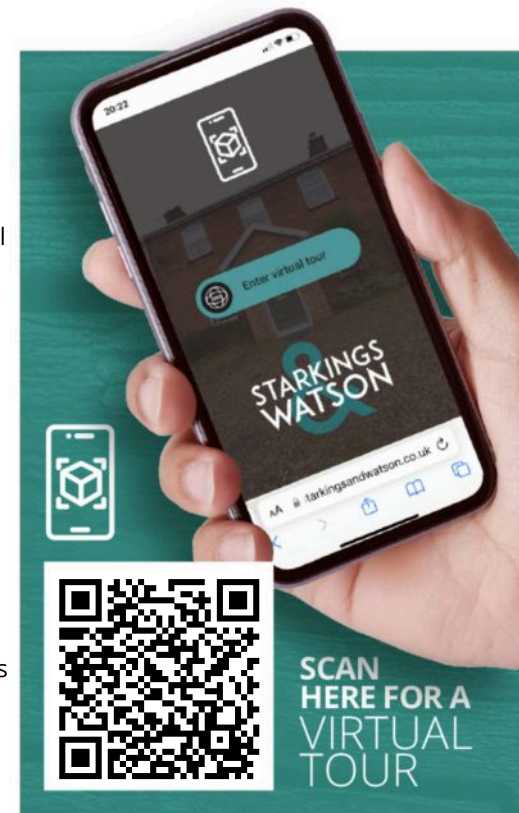
VIRTUAL TOUR

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

AGENTS NOTES

The main property and Honeysuckle Cottage share all services including the oil supply and Klargester for drainage. We have been advised that the main house has been rated for council tax as Band F, with the cottage Band C.

Hales is a small village situated off the A146, offering a garage/shop, restaurant/takeaway, village hall, cricket and bowls club. Loddon is approx. two miles away and offers a regular bus service to the Cathedral City of Norwich and Lowestoft, whilst boasting an extensive range of amenities which include a supermarket, doctors, dentist, and opticians







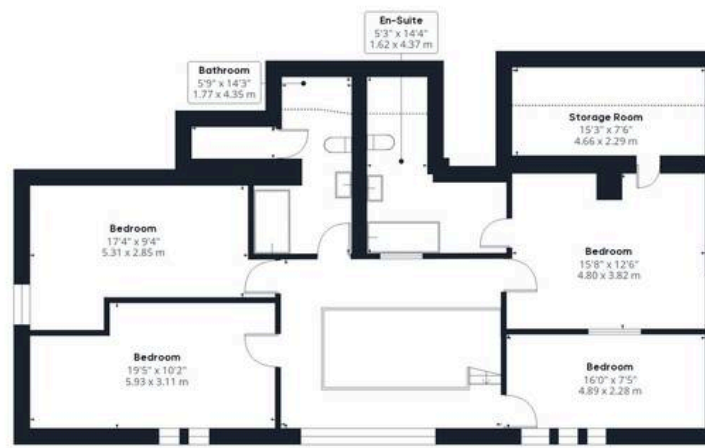
THE GREAT OUTDOORS

Set within just over four acres of grounds (subject to measurement), this property is situated at the far corner, accessed via a long, tree-lined, gated driveway. The land is primarily laid out as a spacious paddock, previously used for equestrian purposes. Along the driveway, a large workshop building is discreetly positioned to the side, partially screened by lush greenery. The main property boasts wraparound gardens, including a raised decked seating area that provides stunning views of the surrounding countryside from its elevated position. To the rear, the walled gardens flow seamlessly into the open-plan space of Honeysuckle Cottage. The garden features a wide variety of plantings, complemented by expansive lawn areas. Several mature fruit trees, including apple, pear, and peach, were planted years ago and now yield an abundant harvest. To the side of the cottage, a further enclosed garden area offers potential, and the ability to separate the outside living between the two properties if required.





Ground Floor Building 1



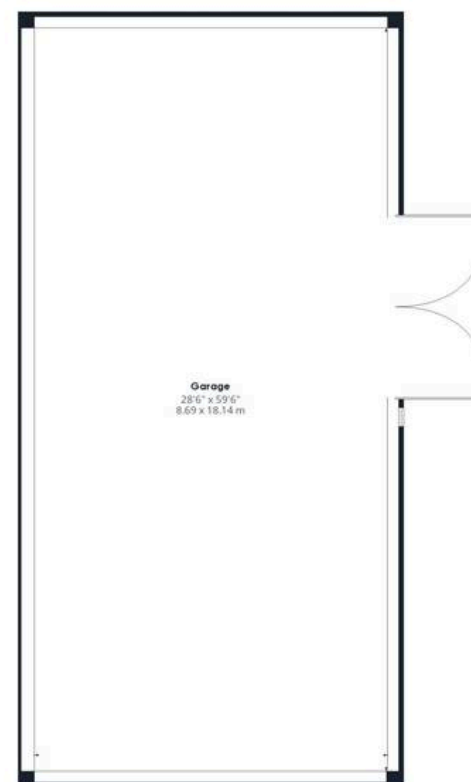
Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

5765.06 ft²

535.59 m²

Reduced headroom

91.83 ft²

8.53 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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