



**Barn Owl Barns, Cromer Road, Sidestrand, Cromer, NR27 0LT**



**welcome to**

**Barn Owl Barns, Cromer Road, Sidestrand, Cromer**

William H Brown are delighted to offer this beautiful three Bed Barn Conversion, accompanied with front & rear gardens, two parking spaces and offered with NO ONWARD CHAIN!



## Description

The Village of Sidestrand is situated just inland from the coast and roughly 1.5 miles from Cromer. Cromer offers local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. The stunning coastline beaches are only a short walk away so why not take advantage of Mary Janes or No.1 fish and chips, or perhaps an Ice Cream as you walk along Cromer pier and take in the coastal beauty and see why many people like to Call Cromer home!

The property itself consists of three bedrooms, downstairs shower room, lounge diner space, kitchen room, front gardens & rear courtyard garden. The barn also has two allocated parking spaces

## Kitchen

12' 10" x 9' 11" (3.91m x 3.02m)

Double glazed window and door to the front aspect, fitted kitchen with range of wall and floor units with work surfaces over, exposed brick and flint walls, Aga, plumbing for washing machine and dishwasher, space for fridge freezer, stainless steel sink drainer, tiled splashbacks, radiator and terracotta tiled flooring.

## Hall

Stairs to the first floor and Terracotta tiled flooring.

## Lounge

17' 7" x 23' 4" (5.36m x 7.11m)

Exposed brick fireplace with open fire, exposed wooden beam, double glazed window and door to the rear aspect, double glazed doors to the courtyard, radiator and wooden flooring.

## Cloakroom

Suite comprising of WC, wash hand basin and shower cubicle, terracotta tiled flooring.

## Landing

Double glazed window to the front aspect and carpeted flooring.

## Bedroom One

11' x 11' 5" (3.35m x 3.48m)

Exposed brick and flint walls, wooden beam, 2 x velux windows, radiator and carpeted flooring

## Bedroom Two

11' 5" x 8' 5" (3.48m x 2.57m)

Fitted wardrobes, exposed brick and flint, double glazed window to the rear aspect, radiator and carpeted flooring.

## Bedroom Three

10' 7" x 7' 6" (3.23m x 2.29m)

Double glazed window to the front aspect, radiator and carpeted flooring.

## Exterior

To the front of the property is an entrance gate, picket fence with raised gravel area and shrubs. The rear garden has a walled courtyard with patio and seating area, trees and shrubs.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Barn Owl Barns, Cromer Road, Sidestrand, Cromer**

- No Onward Chain
- Characterful Three Bedroom Barn Conversion
- Two Parking Spaces
- Family Bathroom & Downstairs Shower Room
- Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM108325 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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