



Wheelwrights, Sustead

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents  
**Pointens**





**Wheelwrights, Sustead,**

**Norfolk NR11 8RU**

Holt 10 miles, North Norfolk Coast 5 miles,

Norwich 20 miles

Traditional detached brick and flint barn conversion full of character and charm. Situated in a superb rural landscape, the property is just 5 miles from the unspoilt North Norfolk Heritage coastline and all it offers.

**Guide Price £320,000**



## THE PROPERTY

The property offered for sale is a fabulous bijou barn conversion located in the village of Sustead. Full of character with beamed ceilings and brick and flint walls enhanced by contemporary décor, Wheelwrights is a seriously romantic rural hideaway close to Sustead Common. However, it also has easy access to the North Norfolk Heritage coastline. Refurbished in recent years with the utmost attention to detail, Wheelwrights has underfloor heating throughout, ceramic flooring to the ground floor, a digitally programmed rainfall shower and three Bluetooth speaker systems enabling you to play your favourite music wherever you are in the property. The well planned dual aspect ground floor living area comprises a sitting and dining area where there is a wood burning stove to light and keep you warm on cool days and a compact, user friendly kitchen. Off the living area is a smart bathroom and a staircase with a rope handle and pretty LED lights illuminating the stairs leading to the first floor. Upstairs, you will find a stunning master bedroom with a vaulted ceiling with a brick and flint backdrop and a window view across the open fields. There is also a second bedroom. Outside, there is a fully enclosed courtyard garden area and two allocated parking spaces. Car charging point.

## LOCATION

Steeped in history and featuring an eclectic mix of period cottages, barns and farmhouses, Sustead is a small village in north Norfolk, close to the coastal towns of Sheringham (6 miles) and Cromer (5 miles) and 18 miles north of Norwich, with its rail connection to London and the rest of the country. Sustead church, St Peter and St Paul, is a pretty building that stands to the west of the village with a lovely round tower. The famous architect and landscape designer, Humphry Repton (1752-1818), lived much of his life in Sustead, and, with one of his most notable projects being Sheringham Hall and Park, country walks are in abundance locally, whilst Felbrigg Hall and Estate, a National Trust treasure, is just two miles away.

## DIRECTIONS

Leave Holt on the A148. After around three miles you will come to Upper Sheringham. Turn right where signposted 'Gresham 2 miles'. At the next T junction turn left. Proceed through the village and then turn first right to Sustead. At the next T junction turn right and at the next T junction turn left. This will take you into Sustead where the property will be found on the right hand side just before the village green.

## ACCOMMODATION

The accommodation comprises:

UPVC front door leading to –

### **Sitting Room (17'4 x 14'3, double aspect)**

Fitted wood burner with a stone hearth. Ceramic wood effect flooring, fitted bookshelf, (moveable to access PV equipment and meter) television point. Fitted blinds. Staircase to first floor.

### **Kitchen (11'3 x 5'3)**

Range of fitted base units with working surfaces over. Fitted oven, induction hob and extractor fan. Inset single drainer sink with mixer tap. Space for fridge and dishwasher. Range of matching wall units, two fitted shelves, Ceramic wood effect flooring.

### **Shower Room**

Shower cubicle with digital shower with rainfall heads. Vanity unit with fitted sink and W.C. Stainless steel heated towel rail. Plumbing for automatic washing machine. Shelved cupboard.

### **First Floor**

#### **Landing**

Velux window and fitted cupboard.

### **Bedroom One (14'10 x 14'6)**

Exposed ceiling and wall beams, television point. Views over open countryside. Fitted wardrobe.

### **Bedroom Two (11'6 x 7'5)**

Velux window, exposed ceiling and wall beams. Fitted cupboard, television point. Fitted cupboard. Views over open countryside.

## Curtilage

To the front of the property there is a courtyard garden area which is mostly laid to stone paving slabs with slate chippings and artificial grass. There is a built in wooden bench with raised flower bed and 7kw electric car charging point all enclosed by a mixture of wooden panelled fencing and red brick walling. Next to the garden area there are two allocated off street parking spaces.

## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity . Drainage is via a septic tank. There is a telecom service.

**Council Tax Band:** The property is currently a holiday let and therefore presently pays business rates

**Energy Performance Certificate:** Band D.

**Local Authority:** North Norfolk District Council. Tel: 01263 513811.

**Viewings:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**Reference:** H313177.

**Agents Note:** Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed. The property is currently run as a holiday let and the majority of the contents are available for purchase by separate agreement.

See all our properties at:



**rightmove.co.uk**

The UK's number one property website

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

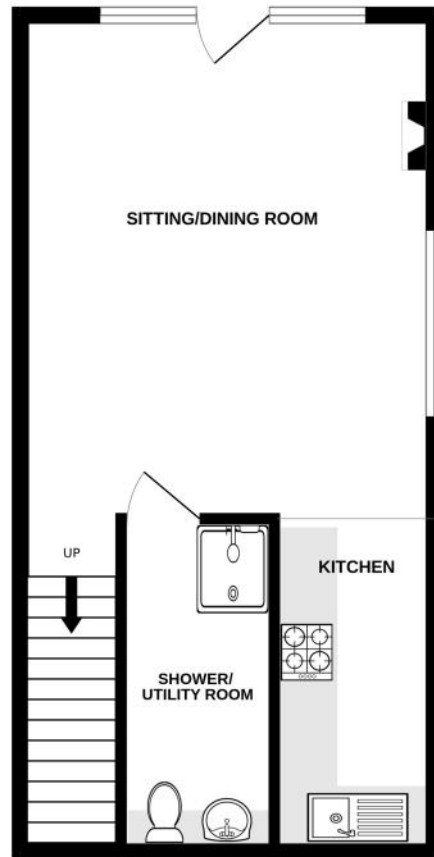
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

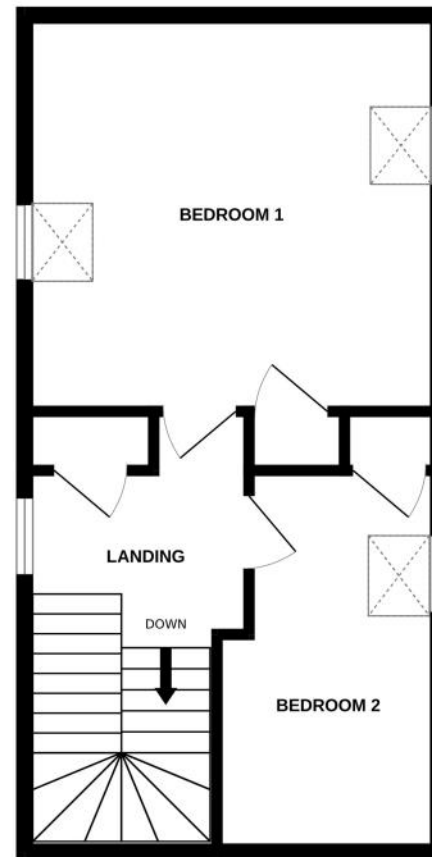
No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



GROUND FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



WHEELWRIGHTS, SUSTEAD NR11 8RU

TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

