



Independent Estate Agents

Pointens





Courtyard Barn, Roundabout Farm,
Hindolveston Road, Thurning, Norfolk NR20 5QS
North Norfolk Heritage Coast 9 miles,
Holt 6 miles, Norwich 20 miles

An exceptionally spacious barn conversion with a wealth of period features. Courtyard Barn is wonderfully situated amongst the gentle rolling countryside North Norfolk is so famous for. The Georgian town of Holt is just six miles away and the heritage coast is nine miles.

GUIDE PRICE £1,000.000







The Property

The property offered for sale is a substantial, detached, red brick barn conversion pleasantly situated in a delightful rural location. Surrounded by open countryside, Courtyard Barn was cleverly converted in the late 1990's retaining many of the original features combining modern design, comfort and convenience with a great emphasis on green energy including a solar 10 Kw system of panels and air source underfloor heating throughout. The accommodation briefly comprises an entrance hall, a large open plan kitchen with a five door Aga, a 41' sitting/dining room with a red brick open fireplace, a snooker/games room, utility room and a shower room. A rear hallway leads to four double bedrooms, all with en-suite facilities. On the first floor there is a further fifth bedroom and a large storage loft area. Outside, to the front of the property there is a gravelled courtyard garden area, an enclosed courtyard. Shingled off street parking to the side of the property and to the rear is a good size lawned, enclosed garden.

The Location

THURNING is a scattered hamlet consisting chiefly of farms and houses which lie well-dispersed from each other and St Andrew's, a medieval flint church which was restored in the 1830s with the furnishings of the old chapel of Corpus Christie college Cambridge. Thurning lies 7 miles to the south of the Georgian market town of Holt which has an interesting variety of restaurants, pubs, shops and galleries and is home to Gresham's schools. 5 miles north of Holt is the coastal village of Blakeney with its narrow streets of flint-faced houses and its Quay which provides access to the salt-marshes, sailing, seal and bird-watching and many other leisure pursuits. This is a designated Area of Outstanding Natural Beauty with wonderful coastal and inland Walks. Approximately 19 miles to the south is the fine city of Norwich with its Cathedral close and an extensive range of shops along with leisure and cultural facilities. Norwich has a main line railway station to London Liverpool Street (107 minutes). To the north of the city lies Norwich International Airport with worldwide connections via Amsterdam Schipol.

Directions

Leave Holt on the Norwich Road and take the first right hand turning signposted to Hunworth Quarry. Proceed through Hunworth and upon reaching the crossroads in Briston cross straight over, pass Graves Butchers into Church Street, this will take you into Hall Street. After going through a sharp S bend, take the first turning right, signposted to Craymere and Guestwick. After going through the ford at Craymere continue on this road for around 1 mile and at the next T junction turn left. The entrance to the property will be found also on the left hand side after around 1/4 mile.

Accommodation

The accommodation comprises:

Entrance Hall

Staircase to first floor. Stone floor, vaulted and timbered ceiling.

Kitchen (19'2 x 18'9)

Range of fitted base units with working surfaces over. Inset sink unit with mixer tap. Fitted dishwasher. Fridge, two wall units. Red brick fireplace housing a five door Aga. Island unit with granite worktop over. Further wooden breakfast bar. Tiled floor. Vaulted and heavily timbered ceiling.

Sitting/Dining Room (41' x 19', double aspect)

Red brick fireplace housing a wood burner. Two pairs of double doors. Oak flooring, television point. Vaulted and heavily timbered ceiling.

Games Room (20'4 x 9'2)

Two radiators, dado rail. Vaulted and heavily timbered ceiling.

Utility Room (11' x 9'10)

Fitted range of base units with working surfaces over. Inset Butler sink. Fitted shelving. Tiled splashbacks. Wall unit. Plumbing for automatic washing machine and tumble drier. Tiled floor.

Side Porch

Coat pegs, tiled floor. Stable door to front courtyard.

Shower Room

Shower cubicle, pedestal washbasin, W.C., heated towel rail. Stone floor.

Inner Hallway (35' x 8')

Oak floor. Double doors leading to the courtyard. Cupboard housing the hot water cylinder. Cupboard housing the bore hole machinery. Leading to:

Bedroom One (17'8 x 13'9)

Extensive range of fitted wardrobes, dressing table. Door to courtyard. Parquet flooring, television point. Heavily timbered and vaulted ceiling.

En-suite

Roll top bath with Victorian style mixer. 'His and Hers' basin. High level W.C., shower cubicle, half tiled walls and tiled floor. Velux window. Heated towel rail.

Bedroom Two (14'5 x 12'7)

Fitted double wardrobe, oak flooring, television point.

En-suite

Shower cubicle, pedestal washbasin, W.C., heated towel rail. Tiled walls and floor.

Bedroom Three (12' x 10')

Double wardrobe, oak flooring, television point.

En-suite

Shower cubicle, vanity unit with washbasin, W.C., heated towel rail. Tiled floor and half tiled walls.

Bedroom Four (13'5 x 12')

Television point, oak flooring.

En-suite

Shower cubicle, W.C., vanity unit with basin over. Heated towel rail, tiled floor and half tiled walls.

First Floor

Staircase leads from the entrance hall to

Bedroom Five (20' x 7'7)

Two Velux windows.

Curtilage

The property is approached over a gravelled driveway which leads to the front of the property where there is a shingled courtyard garden with various inset raised flower and shrub beds. There is off street parking to the side of the shingled parking area where it would be possible to erect garaging (subject to planning). To the rear of the property is a lawned garden together with a patio area, a games room, hot tub, various inset mature trees, all enclosed with a mixture of wooden panelled fencing and railings.

General Information

Tenure: Freehold.

Council Tax Band: F (2024/25—£2922.17)

Energy Performance Certificate: Band C

Local Authority: North Norfolk District Council tel: 01263 513811.

Services: Mains electricity, drainage is via a septic tank, water is via a bore hole.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

Ref: H313287.

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

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COURTYARD BARN, ROUNDABOUT FARM, HINDOLVESTON ROAD, THURNING NR20 5QS

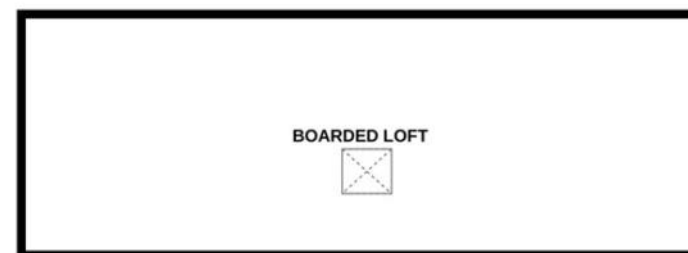
TOTAL FLOOR AREA : 3629 sq.ft. (337.1 sq.m.) approx.

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.

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FIRST FLOOR
911 sq.ft (84.6 sq.m) approx



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