



1 Green Farm Barn, Hunworth

Independent Estate Agents

Pointens

Property

The property offered to let is an extremely pretty barn conversion situated in a lovely location just off the village green. The property is split into two residents with main barn having three bedrooms and the annexe two bedrooms. The property retains many of its original features to include high vaulted and timbered ceilings, period fire places, wooden latch doors and flagstone floors. The property also enjoys oil fired central heating. Outside there is a courtyard garden, off street parking and a garage.

Location

Hunworth is a highly sought after conservation village nestling in the Glaven Valley in what must be one of the prettiest pockets of countryside in North Norfolk. In the centre of the village is a collection of period houses and cottages arranged around the village green with the village inn, The 'Hunny Bell' being at the heart of this small community. The Georgian town of Holt is around two miles away with its excellent shopping centre and range of facilities to include Gresham's public school. The heritage coastline is about six miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over twenty miles away from where there is a fast rail service to London (Liverpool Street) and an international airport via Amsterdam (Schiphol).

Directions

Leave Holt on the B1149 Norwich road. Turn right where signposted Hunworth and Quarry. After around two miles you will reach the village of Hunworth. Proceed over the hump back bridge and turn first right. 1 Green Farm Barn will then be found on your right hand side.

The accommodation comprises:

Main Barn

Sitting Room (20' x 12'4)

Inglenook fireplace housing a wood burner, radiator, staircase to first floor. Slate floor.

Kitchen/Diner (21' x 15' double Aspect)

Good range of fitted base units with working surfaces over, inset double butler sink, dishwasher, Aga cooker. Further range of matching wall units, radiator, flagstone and wooden floor, cupboard housing oil fired boiler for central heating and hot water. Ceiling beams.

Utility Room (9'6 x 7'4)

Range of fitted base units, wooden work tops, inset single drainer sink with mixer tap. Flagstone floor, coat pegs.

Inner Hall

Radiator, airing cupboard and fitted cupboard.

Bedroom 1 (12'8 x 8'10)

Fitted wardrobe, radiator, ceiling beams.

Bedroom 2 (11'4 x 6'6)

Radiator, hanging recess.

Bathroom

Panel bath, shower cubicle, wc, heated towel rail, tiled floor, wooden floor.

First floor landing (17'6 x 9'5 double aspect)

Radiator, vaulted and timbered ceiling.

Sitting Room (21' x 16'3 double aspect)

Inglenook style fireplace housing a wood burner, vaulted and timbered ceiling, 2 radiators.

Bedroom 1 14'7 x 13'9)

Radiator, extensive fitted wardrobes.

En-suite

Panel bath, vanity unit with basin over, wc, shower cubicle, radiator. Timbered and vaulted ceiling.

Attached Annexe

Sitting room (24'6 x 23'8 double aspect)

Inglenook fireplace housing a wood burner, 4 radiators, stairs to first floor.

Kitchen/Diner (23'7 x 15'2 double aspect)

Range of fitted base units with working surfaces over, inset sink with mixer tap, plumbing for washing machine. Electric oven, surface hob, 2 radiator, raised platform, exposed ceiling beams, double doors to courtyard garden.

First floor Landing

Leading to:

Bedroom 1 (15'6 x 15'7)

2 radiators, extensive exposed ceiling beams.

Bedroom 2 (15'4 x 6'6)

Radiator, ceiling beams.

Bathroom

Panel bath with shower over, pedestal washbasin, wc, heated towel rail. Airing cupboard.

Curtilage

The property has a off street parking for one car and a garage (20'4 x 10'5) with electric power and light and first floor storage. To the front of the barn is an enclosed courtyard style garden.

General Information

Rent: £1600 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £1846 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £350 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Dogs will be considered.

Availability: This property is available from the 1st June 2025

Term of tenancy: 12 months.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.



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