

Arnolds | Keys



The Old Barn, Main Road, Sidestrand. NR27 0LS

Price Guide £695,000

- Barn conversion
- Wood burner
- Oil fired central heating
- Timber log cabin/home office
- Four bedrooms
- Vaulted beamed ceilings
- Garage & parking
- Two reception rooms
- Ensuite, bathroom & cloakroom
- South facing gardens and courtyards

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The Old Barn Main Road, Sidestrand NR27 0LS

A superb, brick and flint barn conversion is located in a truly beautiful setting. The Old Barn has been completely renovated in 1989 to a high standard and offers light and beautifully proportioned rooms with vaulted beamed ceilings and many other character features. The barn is Grade II listed only by curtilage and sits in an area of outstanding beauty and conservation area. The property offers an attractive private garden and two delightful courtyard areas.

Arnolds Keys are delighted to offer this property which must be viewed to be appreciated; you will not be disappointed.



Council Tax Band: E



MAIN HALLWAY

UPVC glazed windows to the side with two sets of French doors opening onto both courtyards, one easterly facing and one south facing . Pamment tiled flooring, radiator, wall light points, pine latch doors to AIRING CUPBOARD with water cylinder, cloaks cupboard and laundry cupboard. Vaulted beamed ceiling.

CLOAKROOM

Low level WC, wall mounted wash hand basin, tiled floor, radiator, ceiling light.

SITTING ROOM

Stunning room with UPVC double glazed French doors to south facing courtyard. Three further windows, two to the rear and one to the front. Beautifully presented with vaulted beamed ceiling, oak flooring, exposed brick and flint walling. Feature brick fireplace with oak mantle, inset cast iron wood burner on brick hearth. Four wall lights, two radiators and two pine double doors opening into the dining room.

DINING ROOM

UPVC wood effect double glazed door to the front. Oak flooring, vaulted and beamed ceiling. Exposed brick and flint walling. Four wall lights. Two UPVC double glazed French doors to south facing courtyard.

KITCHEN

Range of base and drawer units with wood effect work surface over, one and half bowl enamel sink with mixer tap over, built in appliances to include a dish washer. Bosch cooker and hob with extractor above. Door to large shelved pantry, tiled flooring, ceiling light, door to side courtyard. Vaulted beamed ceiling.

UTILITY ROOM

UPVC window to front, tiled flooring, space for fridge freezer, base and wall unit with single bowl sink unit. Plumbing and space for washing machine, wall mounted oil fired central heating boiler, ceiling light, radiator.

BEDROOM ONE

Vaulted beamed ceiling. UPVC sealed unit window to the rear and two sets of French doors opening onto the courtyard. Carpet, four wall light points, radiator, double pine doors to a built in wardrobe, and further door to the

ENSUITE SHOWER ROOM

UPVC sealed unit window to the rear. Extensively tiled walls and flooring. Walk in shower cubicle, vanity unit with wash hand basin and storage beneath, close coupled WC. Wall mounted heated towel rail, ceiling light.

BEDROOM TWO

UPVC sealed unit window to the rear and French doors to the side courtyard. Two large double built in wardrobes with pine doors. Carpet, beamed ceiling, two wall light points, radiator.

FAMILY BATHROOM

Three piece suite comprising of panelled bath with electric shower over, pedestal wash hand basin, low level WC. Triple spot light and wall light. Radiator.

BEDROOM THREE

UPVC sealed unit window to the side, vaulted beamed ceiling, radiator, carpet, wall light points.

BEDROOM FOUR

UPVC sealed unit window to the side. Radiator, carpet, two wall light points, pine door to built in wardrobe.

OUTSIDE

The barn has a lovely front garden with mature shrubs and lawn area, ample gravel parking, for a motorhome/caravan and three other cars, ATTACHED GARAGE with up and over style door, power and light and personal door leading into the south/westerly facing courtyard which is completely paved and enclosed, outside lighting, water tap, pergola with seating beneath.

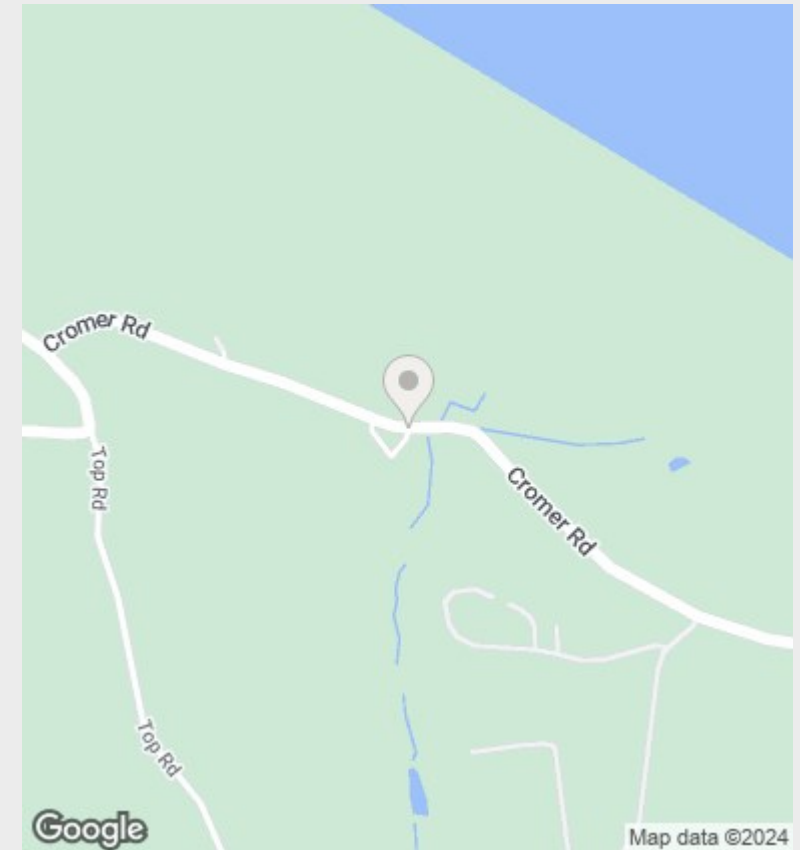
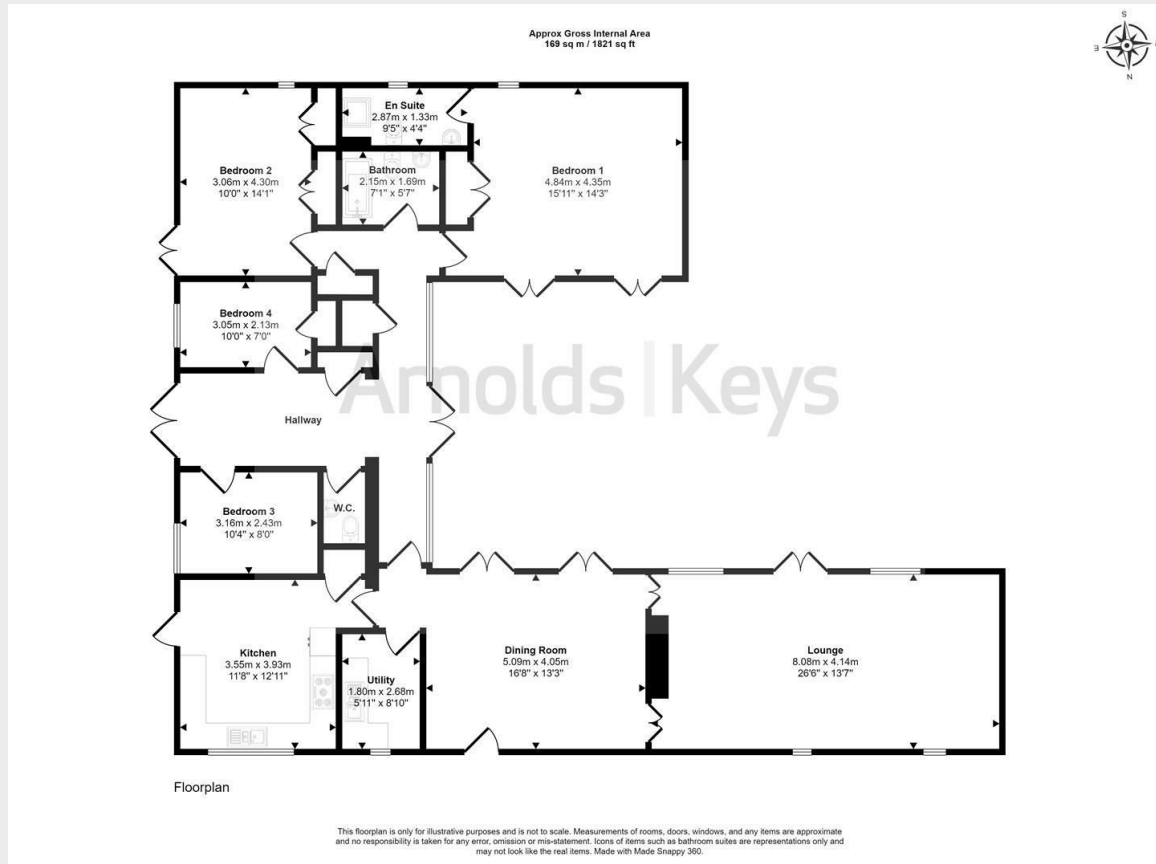
There is a second courtyard facing easterly which again is paved, outside lighting, mature shrubs, double gates leading out to the front. At the rear of the property is a large lawn area fully enclosed by brick and flint walling. Garden shed and large timber framed cabin with veranda. A truly beautiful setting,

AGENTS NOTE

This property is freehold, has mains water and electricity connected. Is on a septic tank and has oil fired central heating. It is grade II listed by curtilage only. It has a Council Tax Rating of Band E.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	61
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	