

# Arnolds | Keys



Felbrigg, Jonas Farm Barns, Cromer Road, Roughton, NR11 8PF

Guide Price £395,000

- Detached barn conversion
- Ensuite shower room
- Vaulted beam ceilings
- Underfloor heating
- Off road parking
- Two bedrooms
- Family Bathroom
- Peaceful setting
- Oil fired central heating
- No onward chain



# Jonas Farm Barns, Roughton NR11 8PF

A stunning barn conversion set in a complex of nine other similar properties. The barn is set just on the edge of Roughton and with countryside views to the front and just 1.5 miles to the coastal town of Cromer. The property has no restrictions and can be holiday let or used as a permanent home. An excellent setting and with the use of the indoor pool.

The property has underfloor heating and sealed unit glazing throughout. The main reception room has a vaulted ceiling exposing some of the original beams and the main bedroom has an en-suite shower room.



Council Tax Band:



## **ENTRANCE HALLWAY**

Solid wood entrance door leading into the hallway with solid wood flooring throughout, under floor heating, two ceiling lights, window to the front, doors to all rooms, two good size storage cupboards.

## **SITTING ROOM**

Dual aspect room with windows to the front and side. Feature fireplace (currently unused) solid wood flooring with under floor heating. Original beams, TV point, telephone and Wi-Fi points, four wall light points, opening to

## **OPENPLAN KITCHEN/DINER**

Dual aspect room with windows to the front and side, solid wood flooring with underfloor heating, ceiling light point. A range of base and drawer units with work surface over, inset one and half bowl sink with mixer tap over, space for cooker and extractor hood over, built in fridge freezer, provision for dishwasher. Matching range of wall mounted cupboards with under counter lighting. Spot lighting. Tiled splashbacks. Door to rear porch.

## **REAR PORCH**

Larder cupboard and base cupboard with work top over, ceiling light, two windows to the rear, plumbing for washing machine and door to rear garden.

## **BEDROOM ONE**

Dual aspect windows to the front and rear, pine latch door to large wardrobe with hanging rail, further latched door to Ensuite. Ceiling light point, carpet, underfloor heating.

## **BEDROOM TWO**

Window to the rear, wood flooring, underfloor heating, ceiling light point.

## **FAMILY BATHROOM**

Window to the rear, wood flooring, heated towel rail, ceiling light point. Three piece suite comprising of panelled bath with mixer shower attachment over, pedestal wash hand basin, low level WC. Extractor fan.

## **OUTSIDE**

The property is approached by a five bar gate

leading to a gravelled area with parking for 1-2 cars, there is a large timber framed storage shed, pathway leading round to the enclosed south facing rear garden mainly laid to lawn, with outside lighting water taps and large patio seating area. Outside oil fired central heating boiler. There is a communal outside play and seating area, and the use of the heated indoor swimming pool and changing areas for this complex.

## **AGENTS NOTE**

The property is Freehold and a successful purchaser becomes a director of the management company. It is currently commercially rated so does not have a Council Tax Band rating. This property has mains electric and water and oil fired central heating connected. There is a service charge of £3600 approx. for the communal grounds, swimming pool and use of a laundry room with washing machines and tumble dryer.







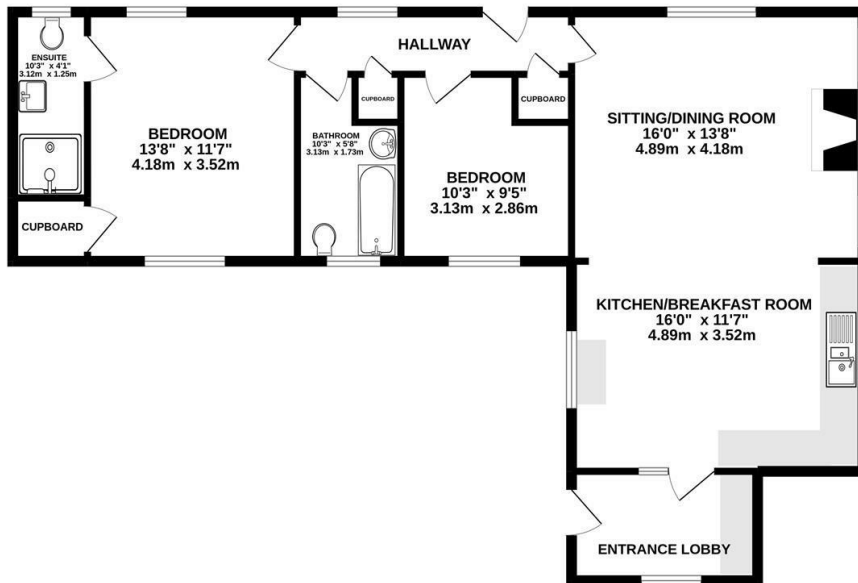
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

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

### GROUND FLOOR 876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 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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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.

