

# Arnolds | Keys



## Sky Lark, 8 Home Farm Rise, Weybourne, Holt, NR25 7SP

Price Guide £450,000

- Brick & Flint barn conversion
- Character accommodation
- Excellent coastal views
- Two bathrooms
- Popular Village location
- Sun room
- Three bedrooms
- Perfect coastal holiday home

# 8 Home Farm Rise, Weybourne, Holt. NR25 7SP

Located in a highly favoured location in this increasingly popular coastal village, is this barn conversion offering accommodation of character. The property is of traditional brick and flint construction and boasts wonderful coastal views from the large Sun Room at the rear. The accommodation has the benefit of off-peak electric heating supplemented by a wood burning stove.

The Village of Weybourne lies just two miles from Sheringham and four miles from Holt and has a village store, public house and beautiful heathlands walks to the south.



Council Tax Band: Exempt



## ENTRANCE HALLWAY

Solid wood entrance door to hallway, dark wood latched doors to two bedrooms and bathroom and kitchen. Ceiling light, laminate wood flooring.

## UTILITY

Door to side, plumbing for washing machine, ceiling light, laminate wood flooring, wall mounted electric storage heater, archway to:

## KITCHEN

UPVC window to the side, range of light wood base and drawer units with black fleck worktops over, inset one and half bowl sink unit with mixer tap over, tiled splashbacks, provision for fridge/freezer and built in cooker and hob with extractor fan above. Laminate wood flooring, ceiling spot light. Beamed ceiling and step up to:

## SITTING ROOM

Vaulted beamed ceiling, two UPVC double glazed windows to the side and French doors to the sun room. Laminate wood flooring, four wall light points, wall mounted electric storage heater, stairs to first floor, TV point, fireplace housing inset wood burning stove with mantle above.

## SUN ROOM

Exposed flint wall, wood clad ceiling, two wall light points, tiled flooring, UPVC double glazed windows to the sides and rear and French door opening onto a raised patio with steps down onto the garden. There are some beautiful views across the fields and towards the sea from this room.

## BEDROOM TWO

Two UPVC double glazed windows to the side. Carpet, electric wall mounted heater, ceiling light.

## BEDROOM THREE

UPVC double glazed window to the the side, carpet, ceiling light.

## BATHROOM

Vanity wash hand basin, panelled bath with mixer shower attachment. Low level WC, wall mounted electric heater. Vinyl flooring, ceiling light.

## LANDING

Stairs to first floor, gallery landing with views looking down over the sitting room. Vaulted beamed ceilings, door to:

## BEDROOM ONE

A large double bedroom with vaulted and beamed ceiling, carpet, four Velux roof lights, ceiling light, door to:

## EN SUITE SHOWER ROOM

Velux roof light window, vanity wash hand basin, corner shower cubicle with tiled walls, closed coupled WC, door to under eaves storage cupboard, tiled flooring. Two wall light points.

## OUTSIDE

From the sun room there is a balcony and gardens with views over the fields and across out to sea. Steps down from the balcony onto a large lawned area.

## CELLAR

Located beneath the sun room with separate external access. Ideal store with electric light and power.

## AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. The property does not has a Council Tax Rating as it is commercially rated as a holiday home. However it was previously Band D.





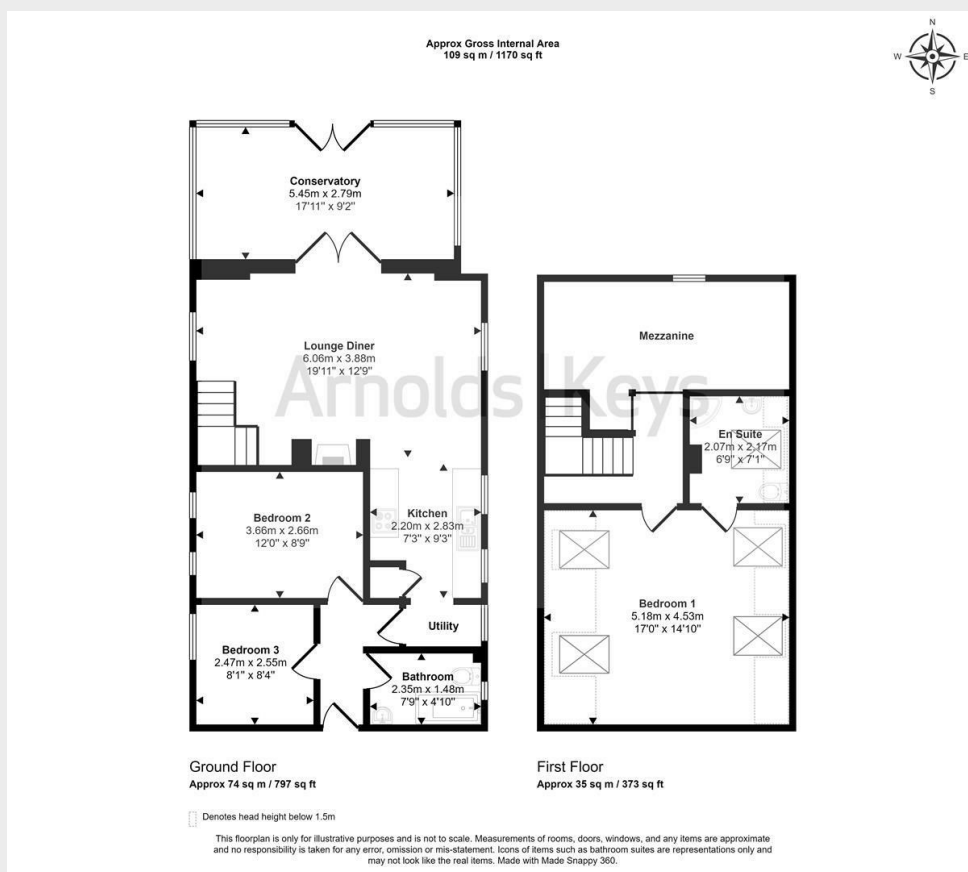
## Viewings

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>                          |                                                                                                             | <b>86</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | <b>53</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  |           |



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.



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