



HARGATE FARM BARN AND ASH TREE LODGE

THE TURNPIKE, CARLETON, CODE, NR16 1RS



A superbly appointed single storey barn conversion with immaculate detached cottage, delightful gardens and rural views.

The property consists of an outstanding single storey barn conversion with an abundance of character and versatility. It is located in a convenient rural position enjoying views over the surrounding countryside.

The front door of the principal barn opens to a spacious reception hall that runs throughout the barn and you can see straight to the garden from the front door. The double aspect sitting room is to the front and offers a dramatic part double aspect space with useful mezzanine opening to a balcony with field views. There is a wood burning stove. There are four bedrooms, all of which are vaulted and the principal bedroom has an en-suite shower room. There is also a family bathroom.

The hall is glazed to one side and has French doors opening to a delightful enclosed courtyard with feature pond. At the rear of the barn is a superb vaulted dining/family room. It opens to the garden at the rear and is divided from the kitchen via open vertical timbers.

The kitchen is an impressive space and comprehensively fitted with an attractive range of shaker style units. There is some delightful expose brickwork. Off the kitchen is a utility room.

Immediately to the rear of the property is a paved terrace which is perfect for alfresco entertaining abutting the lawn. The gardens are a delightful feature.

There is a superb detached annexe/cottage which is immaculate throughout. At one end is an impressive vaulted kitchen/dining room with stairs up to the sitting room. It opens at one end to the balcony with rural views. On the ground floor is a bedroom with roll top bath and a dressing room and there is a further shower room. The cottage has a car port and additional parking together with its own garden and terrace for entertaining.













LOCATION

The property is located in a convenient semi-rural position 14.8 miles to the south west of Norwich. The market towns of Attleborough (6.9 miles), Wymondham (7.5 miles) and Diss (8.2 miles) provide a large range of amenities usually associated with market towns. Both Spooner Row and Attleborough have a main line rail service to Cambridge, while Diss offers a main line service to London Liverpool Street.

SERVICES

Oil fired central heating. Mains electricity and water are connected with drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Bands:
Hargate Farm Barn - TBC
Ash Tree Lodge - B

ENERGY PERFORMANCE

Hargate Farm Barn - TBC
Ash Tree Lodge - C Rating

AGENTS NOTE

The vendors currently live in the cottage and run the barn as a successful holiday let but there is huge potential to have both as holiday lets or use the cottage as a holiday let and live in the barn or alternatively for multi generational living. Please note the cottage cannot be sold separately.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.





FLOORPLAN - HARGATE FARM BARN

GROUND FLOOR
1940 sq.ft. (180.2 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 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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FLOORPLAN - ASH TREE LODGE

GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.
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SINCE 1853

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2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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