



# MEADOW VIEW BARN

BARN 1, RED HALL FARM BARN, BEESTON ST ANDREW, NORWICH, NR12 7BL





An impressive new single storey barn conversion with excellent garden and spacious accommodation. It is located in a convenient location for Norwich, the NDR and Norwich Airport

The property is a substantial detached single storey barn conversion approaching 1700 sq ft. It is located on the exclusive Red Hall Farm development which consists of 6 barns and a coach house. It is located in a convenient location for Norwich, the NDR and Norwich Airport. The property is currently under construction with completion due for summer 2024.

The property is being converted to an excellent standard which great attention to detail being paid to maximising space and quality. The vendors have paid great attention to detail in fusing modern living whilst trying to pay homage to the original character of the barn, built with products giving high performance specifications and benefits from triple glazed Scandinavian aluminium clad timber windows.

There is a parking area to the front, bordered by the original brick wall. The front door opens to the hall which runs through the property linking all spaces. The main living space is open plan and part vaulted with French doors going from the sitting area to the large

terrace. The kitchen will be fitted with a range of shaker style units, integrated appliances and Quartz worksurfaces. There is a further vaulted reception room that opens to the garden and could be used as bedroom 4.

The principal bedroom has direct access to the garden and benefits from a dressing room and ensuite bathroom with separate shower cubicle making it an impressive suite. There are two further double bedrooms and a main bathroom.

The garden is a delightful feature of the property with large paved terrace to the rear which is perfect for alfresco dining. The vendors have landscaped the level change with retain sleepers to create borders. The remainder of the garden is largely laid to lawn which will be seeded with established shrubs and trees interspersed. There are views over fields from the garden.

#### AGENTS NOTE

Please note the new post code for the property will be NR12 7DG.



3



2



2



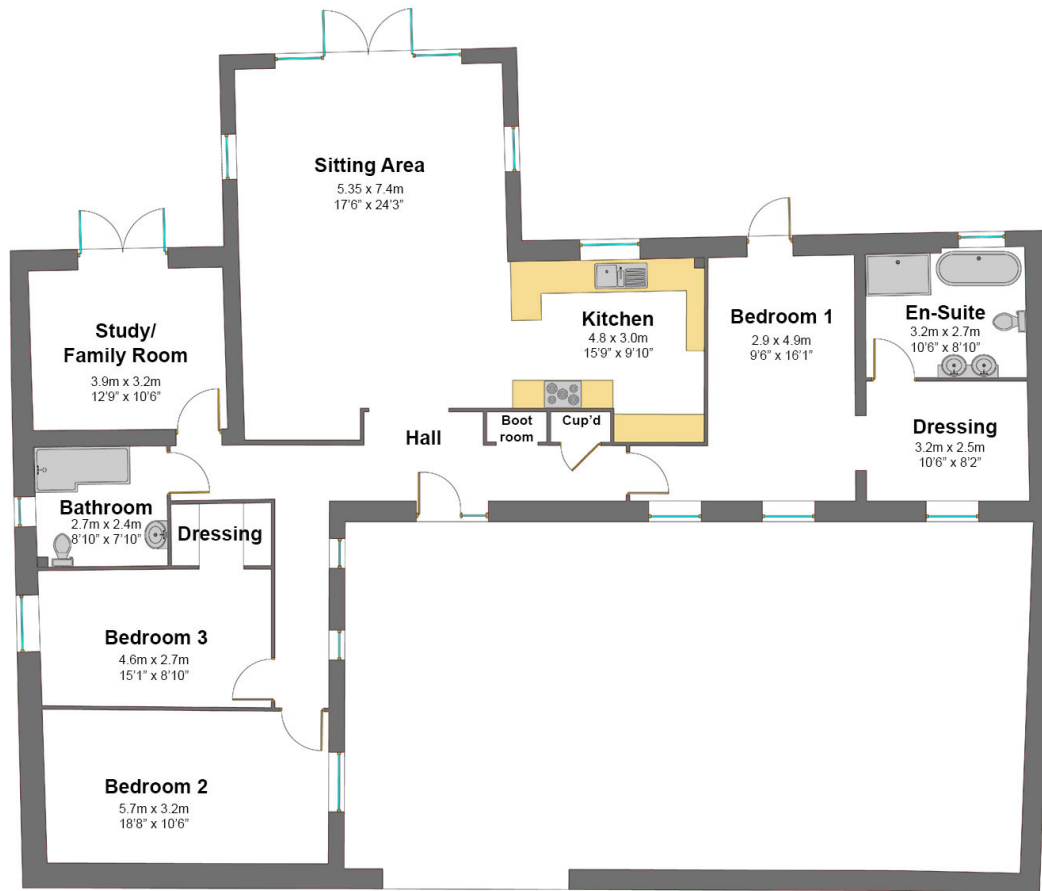


GARDEN TO BE LANDSCAPED





## FLOOR PLAN



## LOCATION

The property is located in a convenient semi-rural position on the periphery of Norwich. The city centre is 3.5 miles away offering a wide array of shops, restaurants and leisure amenities. Norwich mainline station serving London and the coast is 4.6 miles away. Norwich Airport with flights within the UK and internationally is 3.5 miles and the NDR is 0.6 mile providing excellent road links to both north and south Norfolk.

## FLOORING

The property will be fitted with Karndean through the living areas, tiled floor in bathrooms and carpets to bedrooms.

## SERVICES

Mains electricity and water. Private drainage treatment plant. Underfloor heating via air source. EV charger duct fitted should a purchaser wish to install later.

## SERVICE CHARGE

There will be a management company in place to cover the maintenance of the communal drive and communal areas. This amount is to be confirmed.

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants in Harleston, please call 01379 852217.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**

Email : [harleston@durrants.com](mailto:harleston@durrants.com)