



WORTWELL HALL BARN

LOW ROAD, WORTWELL, IP20 0HJ



A superbly presented and characterful Grade II Listed detached barn conversion in an idyllic rural position with a delightful landscaped garden

The property is a delightful Grade II Listed thatched barn conversion at the head of a long shared private drive. It has an abundance of charm and character and a wealth of exposed timbers. The accommodation is both spacious and highly versatile and for numerous years, the vendors used the property as a successful bed and breakfast.

The front door opens to an entrance lobby that is open to the impressive dining hall that runs from front to back of the property. To the front are two bedroom suites, one with a dressing area. There is a useful study to the rear. Off the dining area is a delightful family room that opens into the comprehensively fitted kitchen/breakfast room with large island. Off the kitchen there is a small passage that leads to a further bedroom and a shower room. A utility room completes the ground floor. Oak stairs rise from the hall to the first floor with a stunning vaulted drawing room with exposed beams and a galleried area currently used as a music area. The principal bedroom is spacious and vaulted with a superb ensuite.

The house is approached over the long shared private driveway leading to a courtyard area to the front with parking for several cars and 5 cart lodges. A gate in the low wall gives access to the front of the property. The vendors have beautifully landscaped the gardens and there is a wide array of established planting and pockets of interest around the principal lawn. Beyond the main garden is a useful paddock. The whole garden enjoys delightful rural views.

LOCATION

Wortwell is situated just off the A143 between Harleston and Bungay, this quiet little village is right next to the River Waveney providing some popular, well stocked, fishing lakes. Within the village is a community centre which is used by various clubs for events, a village pub and motor garage.

SERVICES

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

LOCAL AUTHORITY

South Norfolk Council & Tax Band F



4



3



4

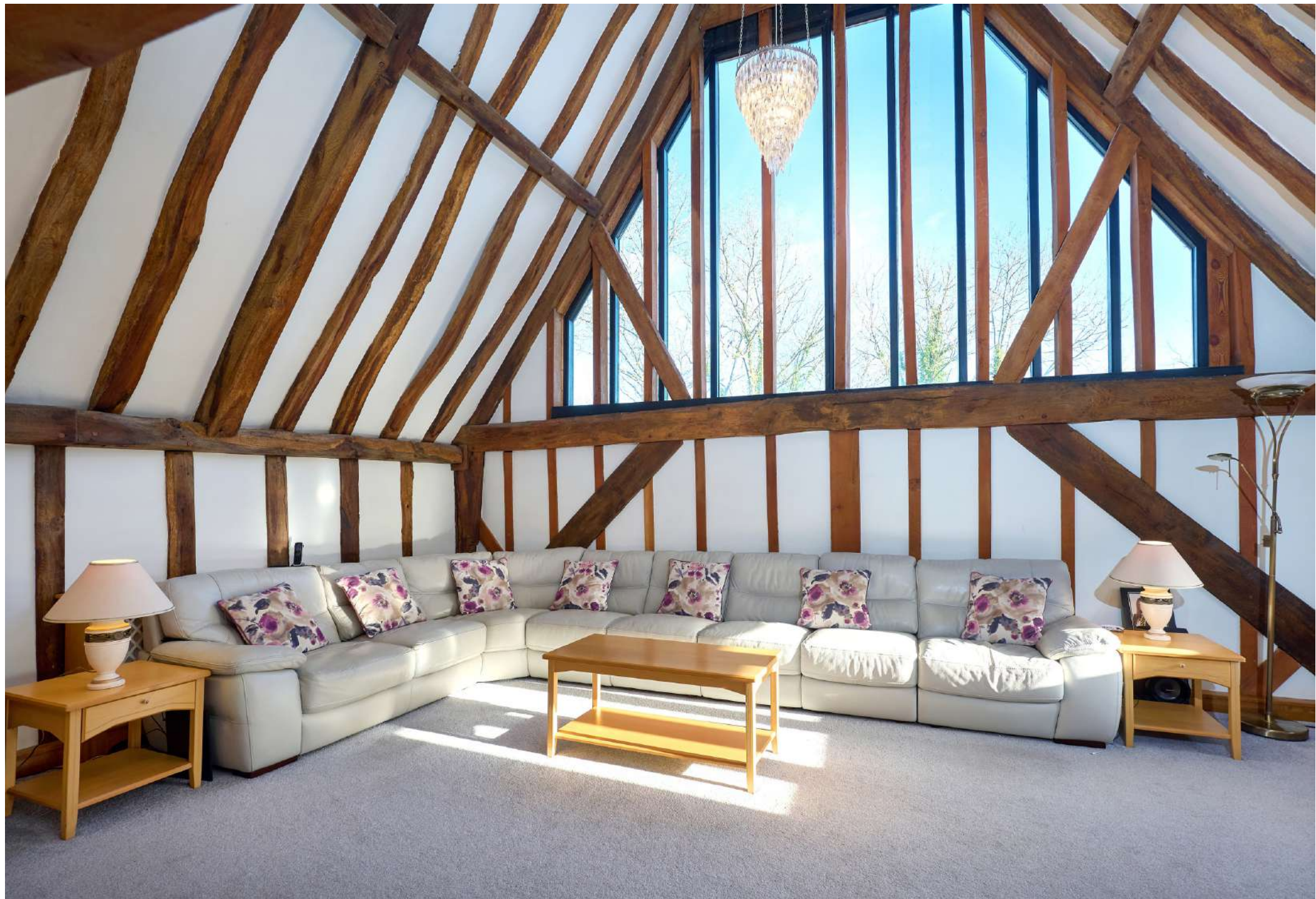


0.88
acres



12
miles



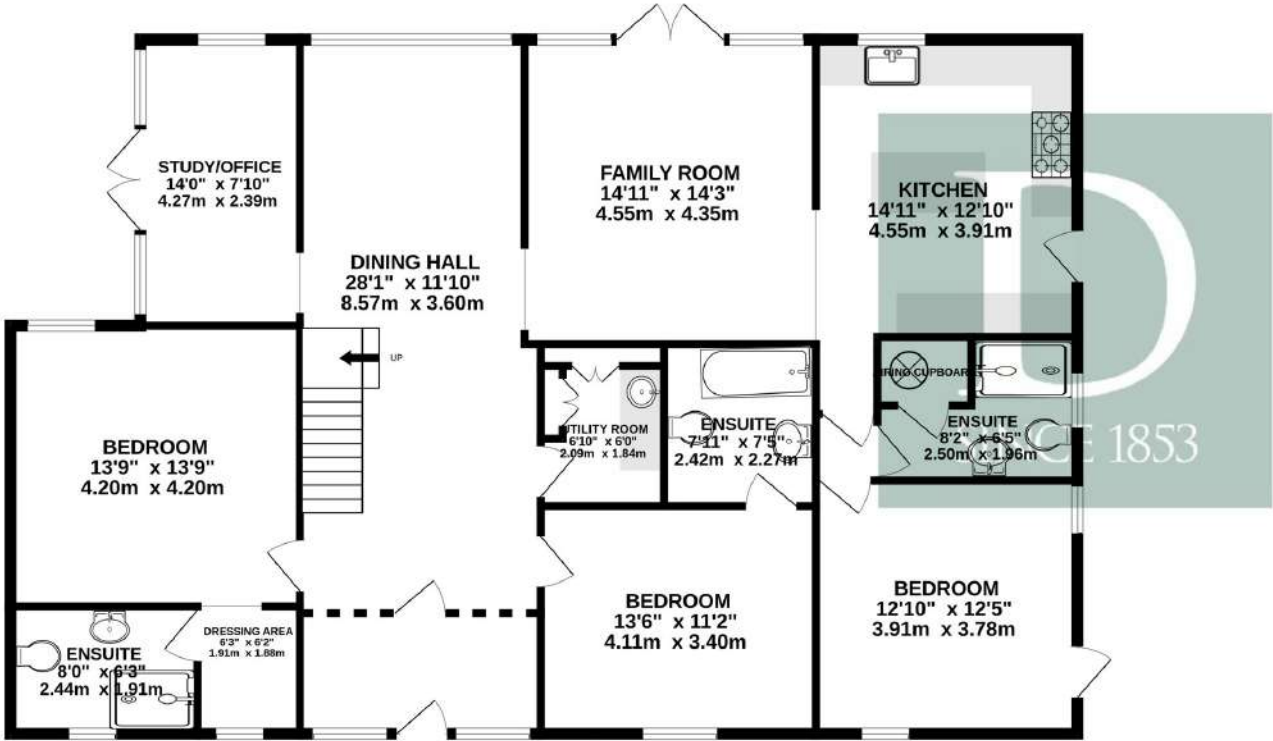




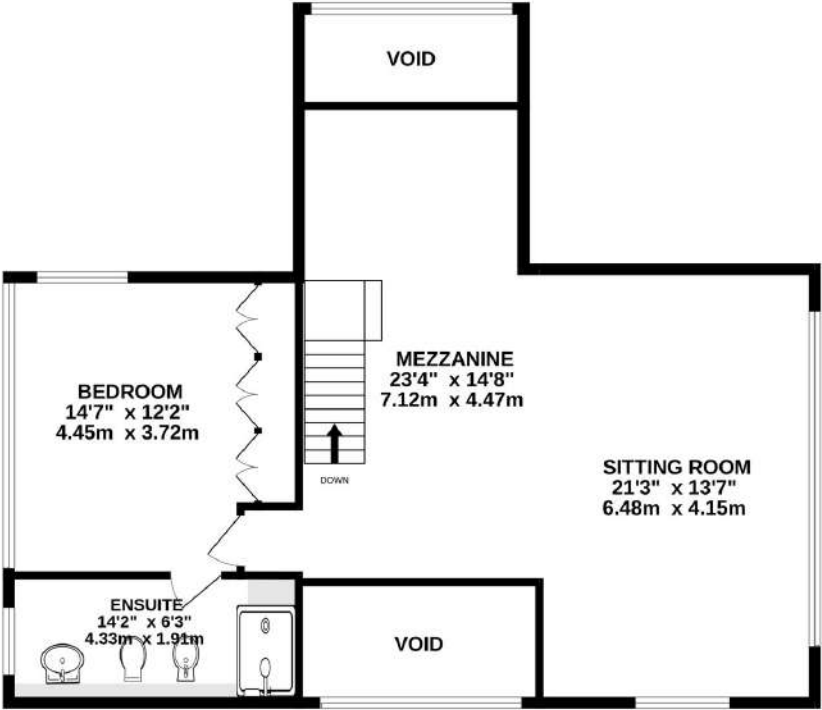


FLOORPLAN

GROUND FLOOR
1692 sq.ft. (157.2 sq.m.) approx.



1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.

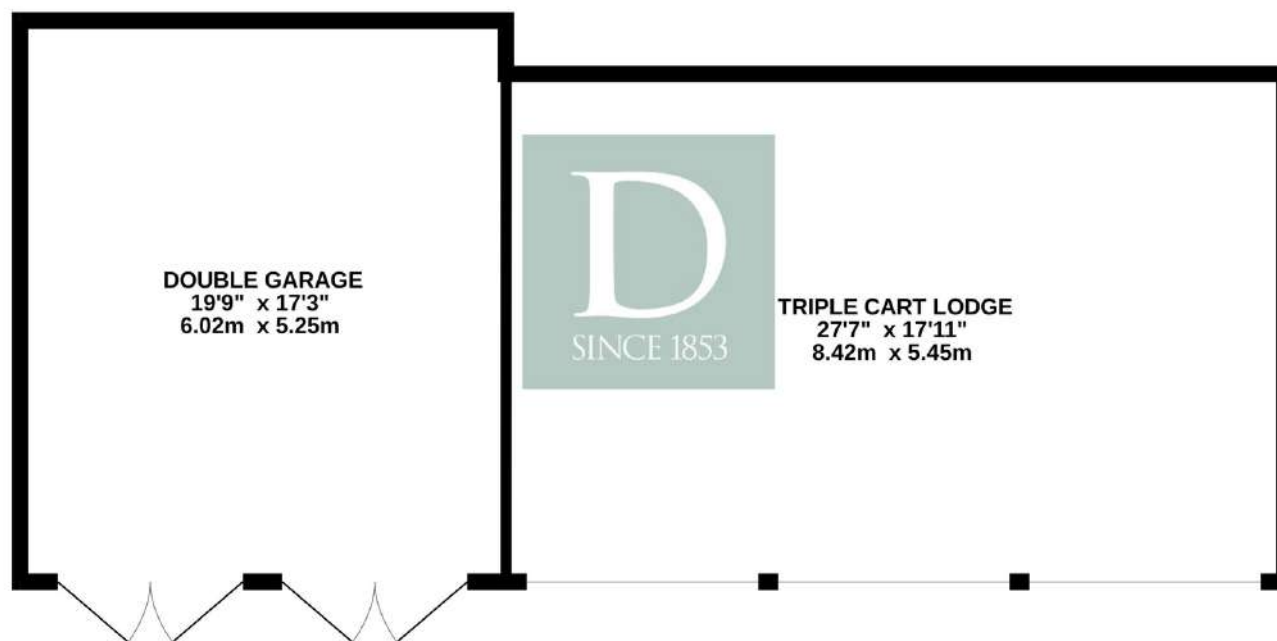


TOTAL FLOOR AREA : 2667 sq.ft. (247.8 sq.m.) approx.

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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FLOOR PLAN

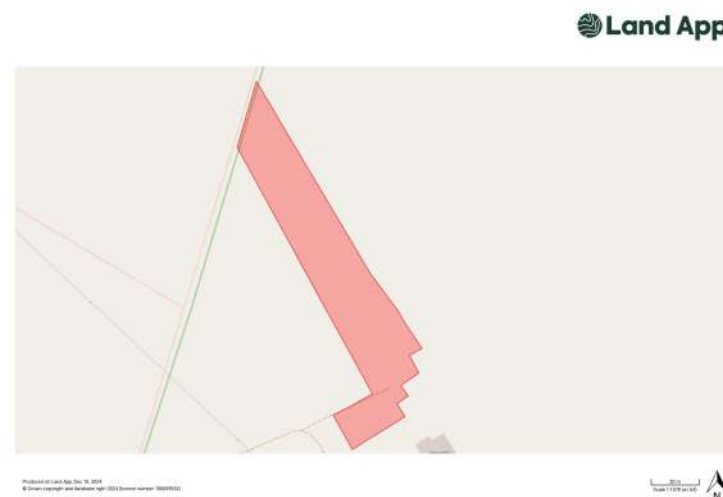
GROUND FLOOR 834 sq.ft. (77.5 sq.m.) approx.



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LOCATION PLAN



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

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