



**Manor Farm Barns, Back Lane, Martham, Great Yarmouth, NR29 4PE**

**welcome to**

**Manor Farm Barns, Back Lane, Martham, Great Yarmouth**

Stunning 4-bedroom barn conversion with Courtyard Garden & Carport. OPEN HOUSE EVENT BEING HELD ON THE 27th of SEPTEMBER BY APPOINTMENT ONLY. PLEASE CALL TO ENQUIRE.



## Description

This exceptional four-bedroom barn conversion blends rustic charm with modern living, offering generous proportions, stylish finishes and character features throughout. Situated in the Broadland village of Martham, this unique home offers contemporary living with practical features to suit families.

Upon entering, you are greeted by a vast open-plan living area with a large floating fireplace as a feature in the room. Flowing through into a spacious kitchen diner area with electric, velux style windows which let in an abundance of light to the room. The master bedroom is also situated downstairs and features a fitted walk-in-wardrobe and sizeable en-suite shower room.

Heading upstairs we find 3 more good sized bedrooms, 1 with its own en-suite shower room and a vast landing with lots of light coming in as well as a main bathroom.

Outside is a mature courtyard garden filled with various trees, plants and shrubs, all carefully chosen to fill the space with colour. A large timber framed outbuilding is located at the bottom with large parking area and sheltered carport to the front. This remarkable property offers the perfect balance of character, comfort and functionality - early viewings are highly recommended.

## Lounge / Diner

28' 5" x 27' 2" (8.66m x 8.28m)

Double glazed windows and doors to the front aspect, solid wood flooring, part vaulted ceiling with impressive open feature fireplace. built in corner book case and archway leading to

## Kitchen / Breakfast Room

22' 3" x 14' 6" (6.78m x 4.42m)

Fully fitted kitchen with a range of base and wall units with marble work surface, integral microwave, range style cooker with extractor hood above and marble backsplash. Kitchen island unit with ceramic butler-style sink basin and integral dishwasher as well as additional storage cupboards. Slate tile flooring throughout with large double glazed windows and double doors to the rear. Double glazed velux style electronic windows above with auto-close setting. doorway leading to

## Utility

Slate tile flooring, range of base and wall units, plumbing for washing machine and space for tumble dryer. Stainless steel basin and drainer, water softener, boiler. Double glazed window to rear. Door leading to W/C and wash basin.

## Master Bedroom (1)

16' 5" x 16' 5" (5.00m x 5.00m)

Solid wood flooring double glazed window to front, spotlights, door leading to large walk in wardrobe fully fitted with built in storage and mirror. door to

## En-Suite

10' 2" x 9' 7" (3.10m x 2.92m)

Tiles to floor and half way up the walls with paint finish to the exposed wall above. Spotlight lighting. Decorative beam above door lintel, W/C, ceramic basin and large walk in shower with glass screening. extractor fan.

## Landing

A solid wood staircase with metal rail banister leads to the landing with large vaulted ceiling with exposed beams and velux style windows above letting in an abundance of light. Carpet. Metal railing surrounding the mezzanine style section. Eaves storage cupboards

## Bedroom 2

18' 8" x 9' 1" (5.69m x 2.77m)

Carpeted flooring, eaves storage cupboards, double glazed window to side and velux style window to the rear. Vaulted ceiling with exposed beams and exposed brick wall features.

## Bedroom 3

8' 5" x 15' 5" (2.57m x 4.70m)

Carpeted flooring, double glazed velux style window, exposed beams and eaves storage cupboard. door to

## En-Suite

Tiled flooring and walls to half way. shower cubicle, fully tiled with glass door, extractor fan. Ceramic wash basin and W/C.

## Bedroom 4

11' 8" x 7' 9" (3.56m x 2.36m)

Carpeted flooring, TV point, double glazed velux style window. exposed beams to ceiling.

## Bathroom

Tiled flooring and walls to half way with paint finish on walls above. vaulted ceiling with beams exposed, W/C, ceramic basin with vanity cupboard above. Bath with extractor fan above and double glazed velux style window to rear.

## Exterior

To the front of the property is a cobblestone style pathway which leads from the front door down to the side of the property and over to a shingled parking area with ample space for multiple cars. Situated here is also a timber framed car port(16'2"x17'6") with electric roller style door. Behind this is another area of shingle which could be used for storage or sitting out. This area is private and fully enclosed.

The main garden is situated to the side of the property and can be accessed via a gate to the front of the property or through the French style double doors in the kitchen/breakfast room. This courtyard style garden is fully enclosed and completely private. Garden is laid to patio with various flower and shrubs planted in between in various beds. The garden is also surrounded by an array of different trees including olive and fig.

To the rear end of the garden is a brick-built workshop(13'6"(max) x 19'3") space with timber framed personal and double doors and a concrete base. This area has power and light to it and also has a door leading to the back of the garden where the oil tank is housed.



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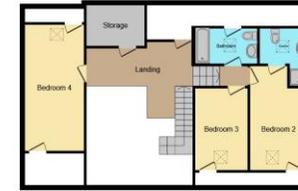
- OPEN HOUSE BY APPOINTMENT ONLY ON SATURDAY 27th
- NO ONWARD CHAIN!
- Stunning Barn Conversion
- 4 Bedrooms, 3 Bathrooms
- Walk in Wardrobe & En-Suite to Master Bedroom
- Double Carport & Ample Parking
- Quiet Cul-De-Sac Location
- Mature Courtyard Style Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in the region of  
**£525,000**



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focallagent.com

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Property Ref:  
NWS108529 - 0002

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