



Sorrel Stables

Guide Price £525,000 - £550,000

Offering something unique is this four-double bedroom barn conversion situated close to the popular village location of Beetley.

This character property sits on a 1.40 acre plot, surrounded by idyllic fields and farmland. This property will feel as if you have escaped to the country.

You are greeted by a secure door/gated entrance that leads to off-road parking and the entrance to the property. As you enter you will find an entry hall/utility, plus adjacent ground-floor shower room.

Further on, there is a spacious kitchen/dining room which is complemented by an Aga cooker and custom-built dining area.

As you enter the living room you will find plenty of space offering cosiness from the timber beams and a log burner; a garden room overlooking the garden can also be found.

Towards the back of the property, is an inner hallway that leads to two double bedrooms which are serviced by a bathroom with four-piece suite.

Upstairs, there is an additional two double bedrooms which benefit from a first-floor bathroom.

Outside, there is off-road parking via the gated driveway, this leads to a garden with large lawn, flowerbeds, and summerhouse. There is also a garage, utility and large store area off an extensive car port.



The main garden offers ample countryside views, and is complemented by grass areas, a large natural pond and a strip that leads to the main road, ideal if rear vehicle access is required.

Services - Oil central heating. Mains water and electricity are connected. Private septic tank.

Situation

Beetley is a good-sized village situated some 3 miles North of Dereham with an excellent school and New Inn Thai Restaurant & Public House. There is a village post office and shop in Gressenhall approximately 1 mile west and there are many further excellent amenities in Dereham.

Directions

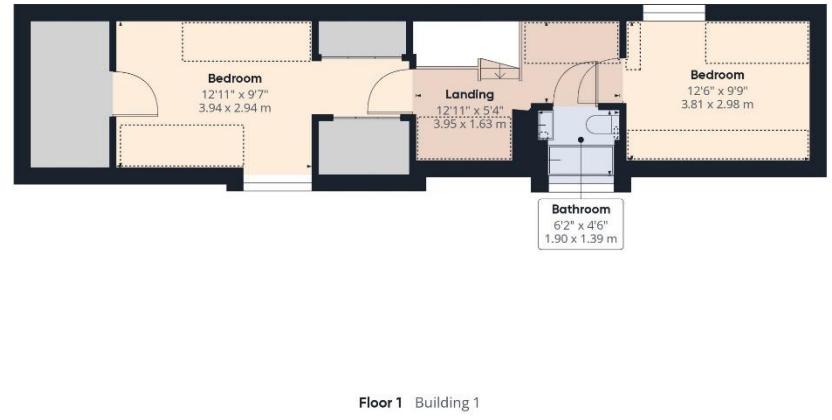
To find the property from Dereham town centre proceed along Quebec Road in direction of North Elmham. Head out of the town on Holt Road and continue for approximately 3 miles. Take the left hand turning onto Sorrel Lane where the property will be found on the left hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0214.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





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Approximate total area^①
1679.55 ft²
156.04 m²

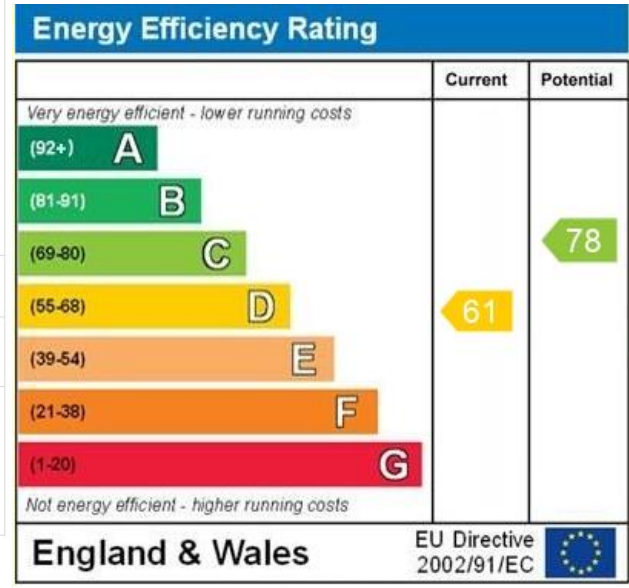
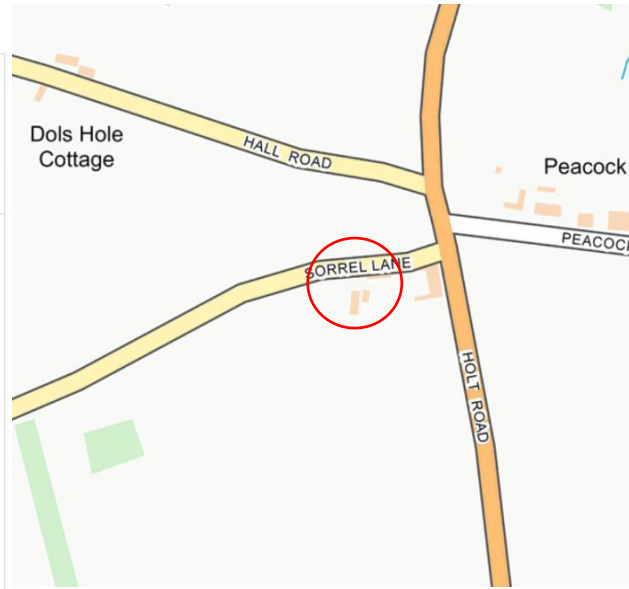
Reduced headroom
106.21 ft²
9.87 m²

(1) Excluding balconies and terraces

Ⓜ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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