



**4 The Old Barns Hall Road, Wood Dalling Norwich NR11 6SR**



**welcome to**

**4 The Old Barns Hall Road, Wood Dalling Norwich**

A stylish barn conversion, tucked away in the Norfolk countryside and approached by a long tree-lined road with fields alongside. Potentially 3 bedrooms, with cart store parking and private - no onward chain!



**This stylish barn conversion enjoys a tucked away country setting, with very pleasant tree-lined road passing through fields on the approach and neighbours an impressive listed Hall.. Offering so much more than you might anticipate, with potentially 3 bed accommodation over 2 floors and featuring full height ceilings in the main reception. 2 first floor bedrooms each served by their own stairways. Outside it enjoys a variety of garden spaces, not always found with conversions and your own open-fronted brick and tile built cart store outbuilding. An excellent 'lock-up and leave second home' or an individual and easily run main home with a bit of style.- no onward chain. all within a 30 min drive of the North Norfolk coast and Norwich airport (AA source)**

### Living Room

16' 3" x 9' 8" extending to 12' max ( 4.95m x 2.95m extending to 3.66m max )

With front entrance door with a beam above. Imposing high vaulted ceilings through to first floor level. Open turning stairway leading off , Front and rear double-glazed windows, payment tile sill to the front. Raised hearth with wood burner and full height flue, Three radiators. plenty of beams. STUDY AREA to beamed alcove. access to all accommodation.

### Dining Area

9' x 7' 8" ( 2.74m x 2.34m )

Opening off the main living room with access to kitchen and second stairway leading off . Fitted display shelving, double-glazed front window with pamment sill, radiator, exposed brickwork, Double doors open to:

### Kitchen

9' 7" x 7' 5" ( 2.92m x 2.26m )

With door opening out to rear garden decking and a rear window. Fitted range of base and wall units with natural wood work surfaces with tile surrounds, 1½ bowl sink unit. Electric hob/ oven with stainless steel hood above. Integral dishwasher, washing machine and fridge.

### Bathroom

approached via a Cloaks lobby with door from living room & small window. Double-glazed window, tiling to walls and floor, radiator and chrome towel radiator, W.C., wash basin, shaped bath with shower over.

### Study / Bedroom 3

8' 9" x 7' ( 2.67m x 2.13m )

A double-aspect room with front and side double-glazed windows with pamment sills, exposed beams, radiator. presently serves as home office.

### Bedroom 1

13' 3" max x 8' ( 4.04m max x 2.44m )

With sloped and vaulted ceilings, exposed roof timbers, natural wood floor, electric heater, latch doors to wardrobe, eaves access, roof light window with view across to imposing Hall with its tall chimneys ( stairway from living room ).

### Bedroom 2

13' 6" max x 7' 7" min extending to 9' 8" max ( 4.11m max x 2.31m min extending to 2.95m max )

With sloped and vaulted ceilings, roof light window to front giving view across to Hall chimneys, exposed roof timbers, natural wood floor, eaves access, small alcove, shelved cupboard with latch door, electric heater.

### Outside

Unusually for a barn conversion this property enjoys a variety of garden areas away to the rear, including more traditional lawned garden with beds, attractive garden walling with archway and a sizeable decking area with access from the kitchen, providing a sheltered space to sit or dine outside. Access through into your large brick and tile built cart store style OUTBUILDING, with wide open front giving vehicular access and plenty of storage space. This is accessed by a shared driveway leading off to the right from the main entrance, all the way around the rear of this and adjoining conversions.

### Agents Note:

whilst not listed in its own right the property is curtilage listed given its historic connection to neighbouring Wood Dalling Hall which is a listed building.



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.focalagent.com



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## 4 The Old Barns Hall Road, Wood Dalling Norwich

- Stylish 3 bed barn conversion
- private garden spaces
- tucked away country setting
- full height ceiling to main reception
- brick built open cart store outbuilding

Tenure: Freehold EPC Rating: E

offers in excess of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RPM103622 - 0004

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