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Plot 1 Beech Farm Barns

Belton NR31

“This isn’t just a home it’s a lifestyle choice.”

Wilem Construction





Introduction

This impressive two-bedroom home is part of an exclusive development of just three other properties and constructed on the Grade II listed site of a former threshing barn and farm buildings. The site has been beautifully modernised and redeveloped and combines a prime location in east Norfolk with sociable living spaces and all the mod-cons you could need.

Inside

A large open-plan living area dominates the ground floor and is accessed off an entrance hall at the side before leading into a large and modern U-shaped kitchen.

Two good-sized bedrooms are located on the ground floor. One has an adjacent en suite shower room and the other is arranged over two floors, with good-sized sleeping quarters downstairs and a luxurious en suite bathroom and walk-in wardrobe above, accessed by its own private staircase.

A separate staircase, accessed in the living room, leads upstairs and into a study.

Outside

The property has echoes of its previous life as a threshing barn and features a partly thatched roof with an impressive pointed gable. This makes it one of the most distinctive homes at Beech Farm Barns, an exclusive and bespoke development from Wilem Construction, situated on the outskirts of Belton.

On the outside, timber-framed windows and doors have been combined with handsome brickwork and it is approached by a pretty paved path and lawns surrounded by traditional estate fencing.

A lawned garden at the rear is enclosed by a high-level brick wall and off-road parking is provided by two allocated parking bays.

Reception Rooms

At the heart of this converted barn sits a large open-plan living area, which offers plenty of space to relax in and sits under a partly-vaulted ceiling, with doors to one side opening into the rear garden.

The room extends towards the modern and well-fitted kitchen, where there is plenty of space for a dining table, and an impressive floating staircase leads upstairs to a 505 sq ft room above. This could be used as a study or as a more private reception space - perhaps even a snug, library or cinema room.

Bedrooms and bathrooms

Both bedrooms are en suite

The principal bedroom is particularly impressive, however, as it's arranged over two floors with a private staircase connecting the ground-floor bedroom with a walk-in dressing room and en suite bathroom. Uniquely designed, it features a freestanding bath in front of a central wall, which you can walk around, and is beautifully finished with a heated towel rail and vanity unit.

There is also an additional cloakroom located off the entrance hall.

Features

The floating oak staircase in the centre of the living space really makes a statement, setting the tone for the rest of the house.

The first-floor room that it leads to, located over the kitchen and living space, offers a multitude of uses, but could be ideal as a luxurious yet intimate snug, nicely juxtaposing against the otherwise light, airy and sociable living space downstairs.

The principal bedroom only adds to the barn's 'wow factor', with its luxurious arrangement of sleeping quarters and walk-in dressing room and bathroom above - not to mention the freestanding bath, which provides a fantastic focal point.

Practicalities

The U-shaped kitchen is sociably positioned with plenty of worktop and storage space and high-end appliances including eye-level double ovens and an electric hob.

A separate utility room is also well-fitted with worktop and storage space and has a door leading out and into the garden, so it doubles as a boot room.

Services

There is underfloor heating to the ground floor and heating and hot water is provided by a gas boiler system. Mains drainage.



Location

Beech Farm Barns is located on the outskirts of Belton, a small but pretty village near Gorleston-on-Sea and parts of the Broads National Park.

It's well-served by good road links, including the A143, which easily connects it to the countryside and coast.

Families

The village is small in size but still has a pharmacy, small supermarket, recreation ground and pub and there is also a leisure centre nearby which offers a number of activities and classes, including arts and crafts groups, fitness classes and regular coffee mornings.

The nearest primary school is Moorlands Primary Academy, rated 'Good' by Ofsted, and others can be found in the surrounding villages and towns, including in Bradwell and Gorleston. For older students, there is Ormiston Venture Academy and Cliff Park.

The seaside resort of Great Yarmouth, famous for its 'Golden Mile', can be reached by car within less than twenty minutes and the seaside resort of Gorleston-on-Sea can be reached in around 15 minutes. Both offer sandy beaches and a number of family-friendly attractions, including a pleasure beach and sealife centre.

Local authority

Great Yarmouth



Our agent's view

"Barn conversions almost always make impressive homes to live in - but this one is something else!

The floating oak staircase makes such a statement and really complements the overall finish. It's a proper lifestyle house, a place to love being and entertaining in.

I particularly like how the accommodation is arranged. It's mostly all on the ground-floor - with a few surprises upstairs - and I think that principal bedroom suite is one of the finest I've seen. It's hotel-like in its luxury."

Samuel Le Good | Partner





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Agent's Details



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