



Mundesley Road, Knapton, NR28
Exceptional detached barn conversion

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abbotFox Bespoke presents this exceptional detached barn conversion, which offers a flexible layout for multi-generational living, or for those looking for income generation.

Set in the rural village of Knapton, and occupying a prominent position with unspoilt views to all sides, this home has been sympathetically converted by the current owners to blend modern style and character charm.

The main body of the barn comprises; entrance hall, cloakroom, stunning open plan living area with central staircase and utility room to the ground floor. The first floor offers a stunning galleried landing, three generous bedrooms, with the principal bedroom offering a walk in wardrobe and en-suite and a stylish family bathroom. The property further offers two "wings" to the ground floor, which offer their own living spaces, bedrooms and bathrooms. Either to be incorporated into the main home, or utilised as annexe or holiday accommodation.

Externally, the generous grounds can be accessed via one of two driveways, which allows for off road parking for numerous vehicles, a private courtyard and lawned garden complete the plot. There is also potential for further income generation by way of a campsite being run from the premises, with a shower and toilet block on site. An exceptionally rare opportunity for any buyer, this home demands an internal viewing to be fully appreciated.

Agents Note: The exact grounds to be sold with the property is dependant on the final agreed sale price, which is a Guide Price range of £850,000 - £900,000. To discuss further please contact the sales team.

KEY FEATURES

- Impressive detached barn conversion
- Generous grounds
- Potential for annexe accommodation or income generation
- Unspoilt countryside views
- Easy access to the Norfolk Coast
- Easy access to nearby market towns
- High quality finish throughout
- No onward chain
- Internal viewing highly recommended

SITUATION

Situated close to North Walsham and 8 miles from Cromer, Knapton is a designated Area of Outstanding Beauty. The village is surrounded by open fields and woodland with footpaths and quiet leafy lanes with views of the sea and the north Norfolk coast. The surrounding area of North Walsham has a good selection of supermarkets, hotels, pubs, coffee shops and restaurants as well as a cinema and theatre at the Atrium in the grounds of North Walsham High School. For sailing and water adventures, the Norfolk Broads is close by.

Schooling for all ages is available from North Walsham Junior School, North Walsham High School and Paston College Grammar School. Bus routes and train links to Norwich City Centre are accessible in North Walsham town centre. From Norwich, there are further connections to London and Cambridge. To the north of the city is Norwich International Airport with flights to domestic and international destinations.

SERVICES

Oil central heating, underfloor heating downstairs, radiators upstairs, mains water

LOCAL AUTHORITY

North Norfolk District Council

COUNCIL TAX BAND

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TENURE

Freehold

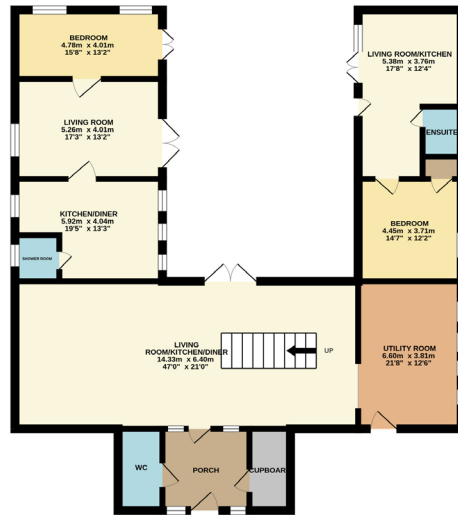




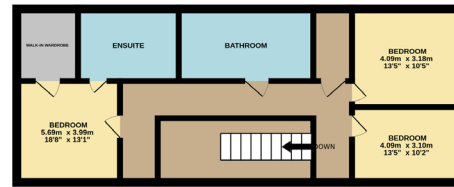
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GROUND FLOOR
60.3 sq.m. (649 sq.ft.) approx.



1ST FLOOR
31.6 sq.m. (340 sq.ft.) approx.



TOTAL FLOOR AREA: 91.9 sq.m. (989 sq.ft.) 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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