

abbot**Fox**
Bespoke.



Lyng, Norfolk, NR9
Guide Price £695,000

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region's most exclusive and prestigious properties.

Samuel Le Good | **Head of Bespoke**







THE DETAIL_____

abbotFox Bespoke presents The Old Ale House, a lovingly restored period village home with a beautiful two storey barn.

The house and barn were subject to major renovation completed by the current owners. The remarkable execution of the renovation demonstrates an intimate understanding of the building, whilst modern material touches bring a sophisticated contemporary aesthetic.

The property and barn are established holiday lets, posing an opportunity for significant rental income.

The beautifully presented accommodation is incredibly versatile and briefly comprises; a stunning, practical yet sociable kitchen family room, games room, inviting sitting room and a formal dining room. A further light filled reception room overlooks the rear courtyard and provides access to a bedroom, kitchen and shower room. An additional shower room is also found on the ground floor adjacent to the kitchen family room.

The first floor provides three bedrooms with an en-suite shower room to the principal bedroom, and a family bathroom off landing.

Crossing the courtyard there is a detached garage and access through to The Barn, an impressive two storey, conversion complete with a contemporary open plan kitchen living space, shower room and first bedroom with mezzanine.

Outside there is an extensive, private courtyard lending well to eating, drinking and socialising with friends and family.

To the rear of The Barn features an intimate courtyard.

Parking for several vehicles is provided.

Lyng is a sought after village just 13 miles west of Norwich. There is a village shop, tea room and The Fox public house which serves food also. The village also offers a well regarded Primary school and sits within the sought after Reepham High School catchment.

The market town of Reepham is within easy reach and offers a number of amenities with Norwich only a 20 minute drive away with it's vast facilities, an international airport and train station with regular services to London



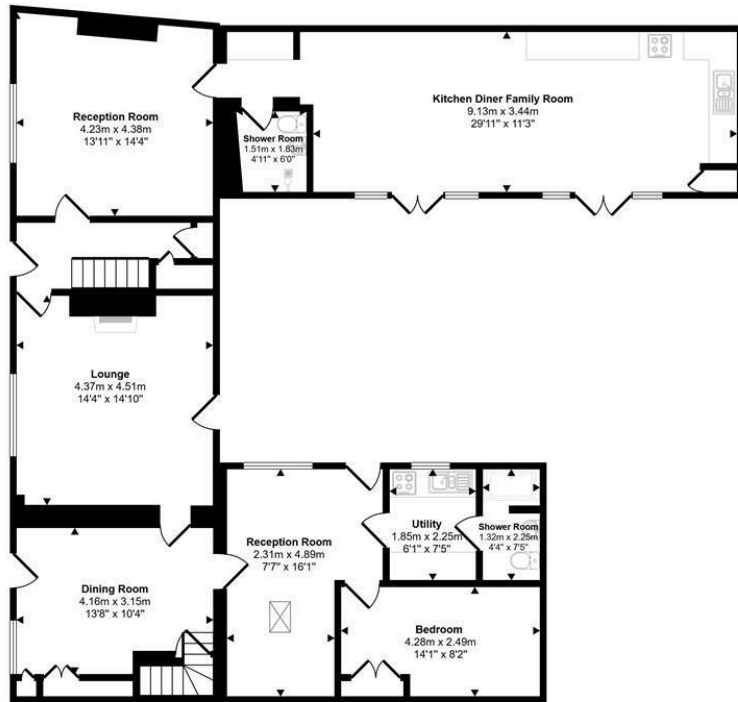




THE HIGHLIGHTS__

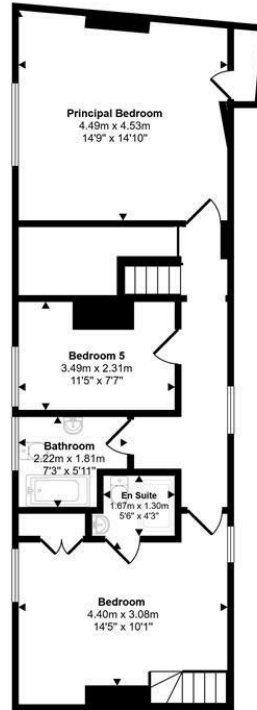
- A four bedroom period village home
- A separately accessed, one bedroom, self contained two storey barn
- Established holiday lets posing an opportunity for significant and flexible rental income
- Lovingly restored by the current owners
- Of particular note is the stunning, practical yet sociable kitchen family room
- Modern material touches bring a sophisticated contemporary aesthetic
- Church views
- Popular village location
- Just 15 miles West of Norwich

Approx Gross Internal Area
246 sq m / 2653 sq ft

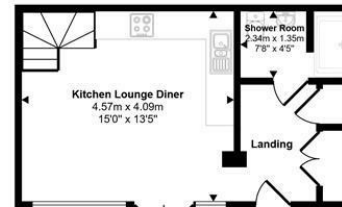


Ground Floor
Approx 134 sq m / 1442 sq ft

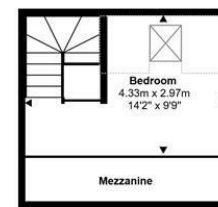
Denotes head height below 1.5m



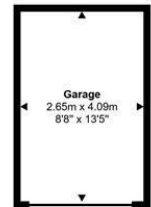
First Floor
Approx 60 sq m / 648 sq ft



The Barn
Approx 29 sq m / 308 sq ft



The Barn First Floor
Approx 13 sq m / 139 sq ft



Garage
Approx 11 sq m / 117 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Let's talk

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EPC RATING -

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