



## 2 ASHCROFT BARNES

Foulsham Road, Hindolveston Norfolk, NR20 5BZ  
Guide Price £725,000

**BROWN & CO**  
COCKERTONS



# 2 ASHCROFT BARNES

Foulsham Road, Hindolveston, Norfolk, NR20 5BZ

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## DESCRIPTION

2 Ashcroft Barns is an exquisite barn conversion situated on the outskirts of the peaceful village of Hindolveston. The property is approached via a gravelled driveway, a double carport provides ample off road parking. The delightful, wrap around gardens create a private sanctuary and enjoys uninterrupted views over open fields.

The property has been designed to create an extremely flexible living space and boasts four double bedrooms including a master suite, along with two reception rooms, a kitchen/breakfast room, utility room and a ground floor shower room.

## LOCATION

The property lies a mile south of Hindolveston and two miles north of Foulsham. This is attractive Norfolk countryside with mixed farming and woodland with a history of wartime planes and a closed railway line nearby. Hindolveston is a traditional village with a village hall, parish church and playing field. Foulsham is a larger, historic village with a shop, public house and primary school.

Around ten miles away is the beautiful Georgian County town of Holt which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and was originally founded in 1515 and provides pre-prep, prep and senior schools. The North Norfolk Coast is a short drive away and boasts superb walking, golfing, sailing and bird watching activities.

The cathedral city of Norwich is just twenty-three miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



## SPECIFICATION

- Exquisite Barn Conversion
- Peaceful Village Location
- Double Carport providing ample Off Road Parking
- Delightful Garden Grounds
- Uninterrupted Views over Open Fields
- Flexible Accommodation
- Master Suite with En Suite Shower Room & Built in Wardrobes
- Three further Double Bedrooms
- Family Bathroom
- Two Reception Rooms
- Kitchen/Breakfast Room with Integrated Appliances
- Utility Room
- Ground Floor Shower Room
- Air Source Heat Pump
- Underfloor Heating & Double Glazing throughout
- Roller Door, CCTV & Alarm

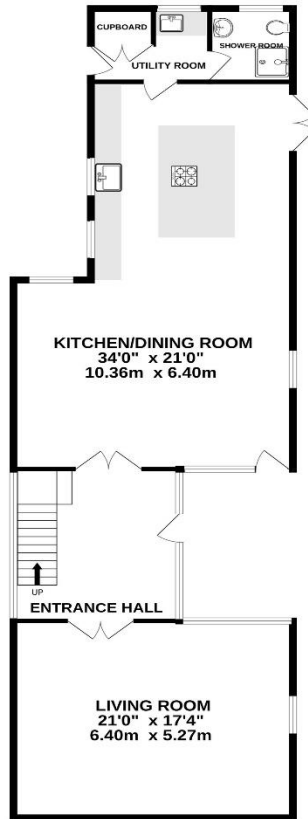
## GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

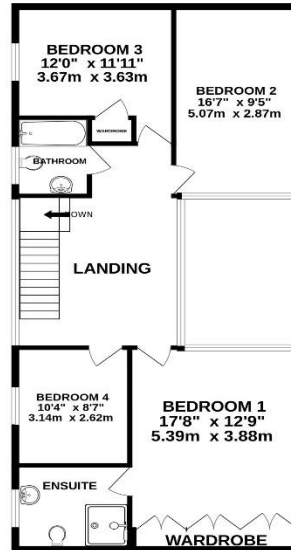




GROUND FLOOR  
1239 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR  
897 sq.ft. (83.4 sq.m.) approx.



2 ASHCROFT BARNs

TOTAL FLOOR AREA : 2136 sq.ft. (198.4 sq.m.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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