



LONG BARN

Bale Road, Sharrington, Norfolk, NR24 2PF
Guide Price £625,000

BROWN & CO
COCKERTONS



LONG BARN

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DESCRIPTION

Long Barn is a charming, detached barn conversion boasting well-proportioned living space and is presented in excellent order throughout, being situated in a delightful semi-rural location to the south-west of Holt.

The property offers two reception rooms with multi fuel stove, kitchen/dining room, which is enhanced by the oil fueled Aga, which adds warmth and character to this room which is at the heart of this home. There is a master bedroom with built in wardrobes, two further double bedrooms, bathroom and shower room. The property benefits from oil fired central heating and offers flexible accommodation.

Enjoying a private gated plot which enjoys a high degree of privacy. Beyond the gates is a spacious courtyard area and secure parking for several cars. Situated close to the parish church, this barn is full of character and embraces all of the period charm and features a barn can offer with modern comforts and efficiencies.

Long Barn is approached via a gravelled driveway providing off road parking leading to an attached garage. With the rear garden being a key feature boasting a wonderful southerly aspect and stunning views over gently sloping countryside.

LOCATION

Sharrington is a highly desirable village which is approximately 4 miles south of the Norfolk coastline and 3 miles from the delightful Georgian market town of Holt and the highly regarded Greshams School. The cathedral city of Norwich is situated 24 miles away.





SPECIFICATION

- Detached Barn Conversion
- Situated in a pretty Village Location
- Off Road Parking
- Attached Garage
- Mature Garden Grounds
- Kitchen/Dining Room
- Living Room with Multi Fuel Stove
- Conservatory
- Master Bedroom with Built in Wardrobes
- Two further Double Bedrooms
- Bathroom
- Shower Room
- Flexible Accommodation
- Oil Fired Central Heating
- No Onward Chain

GENERAL REMARKS & STIPULATIONS

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

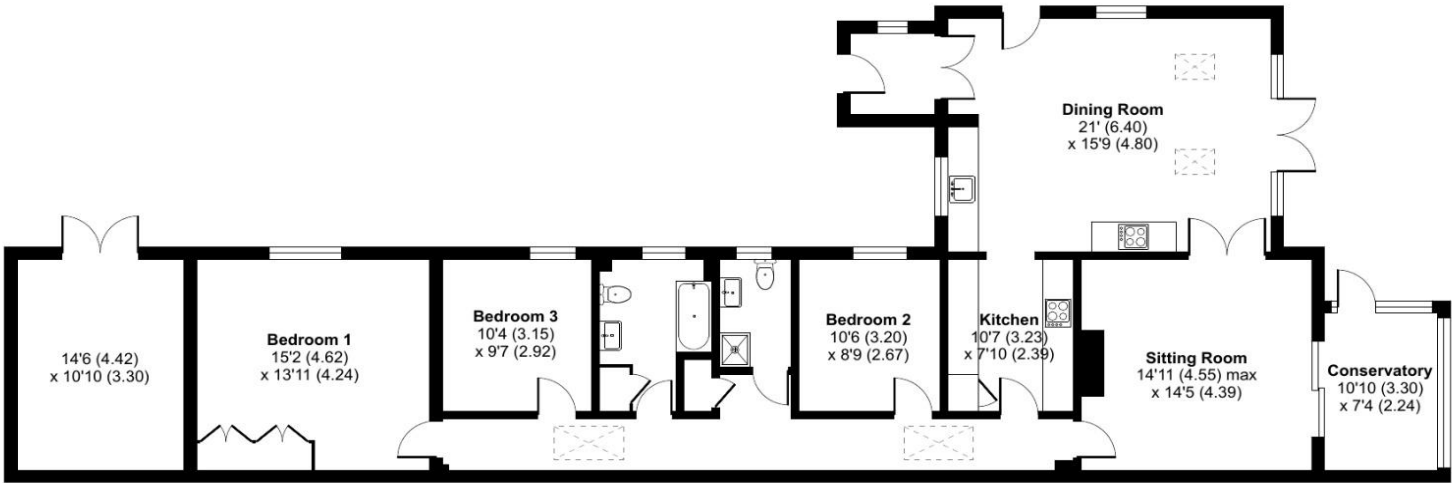




Bale Road, Sharrington, Melton Constable, NR24



Approximate Area = 1504 sq ft / 139.7 sq m
Outbuilding = 155 sq ft / 14.3 sq m
Total = 1659 sq ft / 154.1 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1180939

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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