



*Long Barn, Transport Lane,
Hales Green, Loddon, Norfolk*



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ESTATE AGENTS



We are pleased to offer this delightful Grade II Listed PERIOD BARN CONVERSION sympathetically converted in the 1980's boasting approx. 1900 sq. ft. arranged over three floors. Presented in immaculate condition throughout with extensive mature gardens, the property is surrounded by open farmland, including Hales Green Common and boasts outstanding far reaching RURAL VIEWS. This property is the epitome of country living yet near to local amenities in Loddon and superb bus connections to Norwich and Beccles a short walk away in Hales.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Three First Floor Double Bedrooms, 2 Ensuites
- Second Floor Double Bedroom
- Second Floor Family Bathroom
- Attractive Front & South Facing Rear Garden
- Twin Garage
- Off Road Parking
- Stunning Countryside Views



The Property

On entering this wonderful period home you are welcomed by the light hall with doors to the generous sitting room, the stunning kitchen/dining room and a cloakroom with WC and hand wash basin, stairs lead to the first floor. The sitting room has dual aspect windows allowing natural light to shine through and a corner inglenook fireplace with woodburning stove as the main feature. The kitchen/dining room offers a range of wall and base units with modern integrated appliances, solid wood worktops offering plenty of work space including a breakfast bar, and space for a family dining table and chairs. There is also a useful storage cupboard and rear door leading to the garden.

On the first floor there are three good size double bedrooms, the vendor combined two rooms to create the larger of the three, this could easily be reverted if required, while the further two bedrooms offer built-in storage and ensuite bathrooms, including bath with shower over, WC and hand wash basin. On the second floor is the substantial master bedroom with vaulted ceiling and two skylights letting in the light making this a lovely bright room, there is also the boiler room offering extra storage. Also on this floor, the impressive family bathroom, including a large walk-in shower, roll top bath with shower over, two hand wash basins and WC. This completes the superb and well maintained interior of this loved period home.



Gardens and Grounds

The house is approached via a private driveway leading to a parking area and giving access to the two garages, built of part brick and timber frame construction with wood cladding and pantile roof, constructed in a barn style, with one having electric and light. The gardens of this property are a must see for any keen gardener and wildlife lover with surrounding hedgerows and mature trees throughout. The extensive front garden is laid to lawn with well stocked borders and plenty of seating areas to take in the far reaching countryside views. The South facing rear garden is beautifully landscaped, mainly laid to lawn and framed by border beds and an attractive red brick wall. A variety of mature plants, trees and shrubs feature throughout the garden, and a large contemporary slate terrace area provides an ideal spot for outdoor entertaining or to simply enjoy the surrounding beauty of the peaceful countryside. This is a unique opportunity to find a property offering country living with outstanding views on a great plot, yet only a short drive to the local shops and schools.

Location

Hales Green is a picturesque common and designated conservation area tucked well away from any roads and which has remained untouched over the years. There are only a handful of properties on the common, quiet country lanes and a network of footpaths and bridleways to enjoy. The very popular village of Loddon is just a short drive away and provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café and take-out options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

LPG tank gas fired central heating and hot water. Mains water and electricity. Klargester (shared)

EPC Rating: C

Local Authority

South Norfolk District Council

Tax Band: E

Postcode: NR14 6QW

What3Words: ///dock.amending.healthier

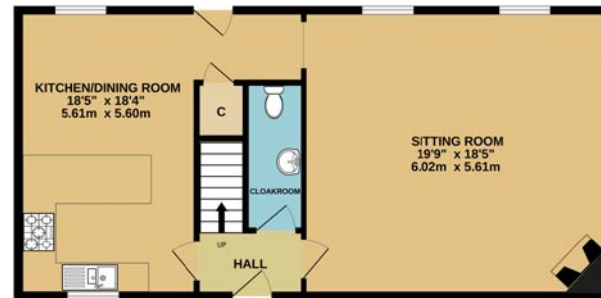
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

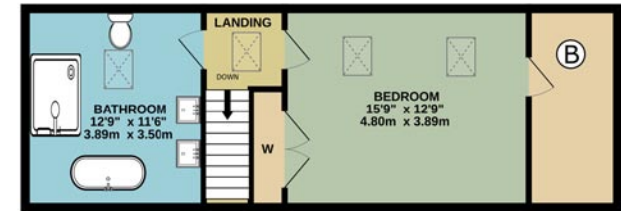
Tenure

Vacant possession of the freehold will be given on completion.

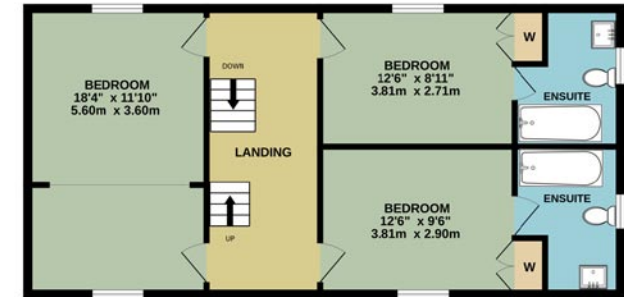
GROUND FLOOR
1032 sq.ft. (95.9 sq.m.) approx.



2ND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 2220 sq.ft. (206.2 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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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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