



Broom Green Road, North Elmham

SOWERBYS

Upon arrival to Blackhall Barn, prospective tenants are immediately welcomed in to the entrance hall which leads to the well appointed single storey accommodation.

The country style fitted kitchen home to abundance of cupboard and worktop units is perfect for those looking to display their culinary skills. Offered with an integral electric oven and hob, the kitchen has space for all traditional white goods. Flooded in natural light, the extensive sitting room features an operational wood burner and is complete with french doors leading to the private rear enclosed garden.

The principal bedroom within the property is a versatile double room enjoying a picturesque aspect of the neighbouring countryside. Both the second and third bedrooms are generous double rooms allowing for all desired furnishings. Complementing the bedrooms, the main bathroom comprises a shower over bath, a wash basin, WC and a heated towel rail.

The property is approached via a shared gravel driveway providing parking for two vehicles. To the rear of the property is a private enclosed garden featuring a generous patio, a low maintenance lawn and an array of mature shrubbery.

Available now on an initial 12 month tenancy.

NORTH ELMHAM

North Elmham lies on the west bank of the River Wensum with its Medieval church of St Mary, which stands on the grounds of the old cathedral and the ruins of the Bishops Chapel close by. There is a primary school, pub and a railway station serviced by the Mid Norfolk Railway. Dereham is approximately five miles away, a busy market town, with a good range of shops, restaurants and cafes. There is also a golf course, swimming pool, secondary schools, hospital and a cinema.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [///teeth.entrusted.curious](https://teeth.entrusted.curious)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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