



## THE STREET

NORWICH, NR11 8RU

£295,000  
FREEHOLD

This beautiful two bedroom barn conversion in the charming village of Sustead offers a unique blend of rustic charm and modern living.

The accommodation comprises two bedrooms, bathroom, open plan living and dining room and kitchen.

The barn conversion retains many original features, adding character and warmth to the living space, while also benefiting from modern amenities that cater to contemporary lifestyles.

Whether you are looking for a permanent residence or a weekend getaway, this property offers a perfect sanctuary in the heart of the Norfolk countryside.

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Residential Sales & Lettings

## THE STREET

- Open plan living • Barn Conversion • Finished to a high standard • Quiet location • Two bedroom detached barn • Quiet village living • Off road parking • Modern kitchen and bathroom • Underfloor heating • Excellent potential holiday let



### Sustead

The North Norfolk village of Sustead is situated inland, south west of the famous Edwardian seaside resort of Cromer, which is about 4 miles. Cromer has excellent shopping, banking and transport facilities, and is of course famous for its sandy beaches. There are also excellent sandy beaches nearby at Overstrand. The area was immortalised as Poppy Land at the end of the 19th century by the author and drama critic Clement Scott following his visit to Overstrand in 1883.

Cromer also has a railway station with regular trains to Norwich, with connecting trains onwards to London Liverpool Street. The picturesque Georgian town of Holt, renowned for its excellent independent shops, is also the home of Gresham's Public School. Beeston Hall Preparatory School is about 5 miles along the coast near West Runton. There are good schools in the state sector in Cromer, as well as Paston Sixth Form College at North Walsham.

Sustead means 'south place' and has an entry in the Domesday book of 1086. Sustead is recorded by the names of Surstede and Sutstede. Sustead is home to the Parish Church of St Peter and St Paul.

### Overview

This two bedroom charming barn conversion lies in the quiet North Norfolk village of Sustead and is finished to a very high standard. The property comprises of the

aforementioned two bedrooms, open plan living, dining and kitchen, and bathroom. The property also boasts off road parking for two cars and an enclosed garden with seated area.

The property also comes equipped with underfloor heating, solar panels and electric car charging point.

### Living/Dining Room

Doubled glazed window to side aspect, full length double glazed windows to either side of front door, feature wheel light fixing and secondary low hanging pendant above seating area, wood burner with slab hearth and surround, space for dining table, wood effect floor tiles and integrated bookshelf/storage. The open plan living/dining area leads to the kitchen, stairs to the first floor and a partially concealed door to the bathroom.

### Kitchen

Wall and base units with quartz style worktop, inset black sink and drainer with matching mixer tap, space for dishwasher, integrated electric oven and hob with glass splashback and integrated extractor above. There is also space for a under counter fridge/freezer and a curved end base cupboard making the flow from the living/dining area to the kitchen seamless. Timber shelving above the right hand side of the kitchen provides more storage space.

### Bathroom

A continuation of the wood effect floor tiles leads form



the living/dining area to the bathroom. Large raised walk in shower with handset shower and rainfall head is controlled by a digital shower valve, wall mounted chrome ladder style towel rail, space for washing machine, furniture integrated with basin and back to unit WC with dual flush push button, sliding under stairs storage drawer and tiled splashbacks in shower and behind basin.

### Landing

Obscured Velux window, doors to storage, Bedroom 1 and Bedroom 2, exposed original flintwork and beams, rope hand rail and carpeted floor.

### Bedroom 1

Velux windows to both side aspects (one obscured), exposed original flintwork and beams, built in storage/wardrobe, TV point, wood burner flue and carpeted floor.

### Bedroom 2

Velux window to side aspect, exposed flintwork and beams, built in storage in eaves, TV point and carpeted floor.

### Outside

A private outside, area with slate chippings, slab stepping stones, artificial grass area with bench area, electric car charging point, wall light above entrance door, gates to the front and rear with the rear gate leading to two parking spaces accessed from a shared gravel driveway.

### Agents Note

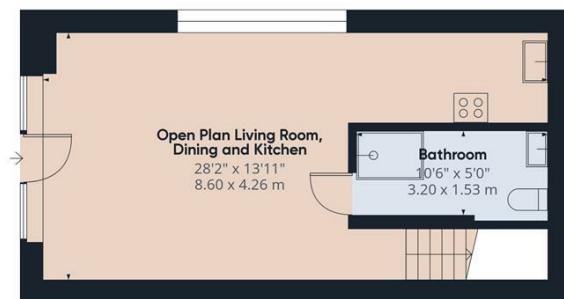
The majority of the furniture, fixtures and fittings are available to purchase by separate negotiation.

The property does not currently have a Council Tax Band as is registered for business rates as a holiday let.

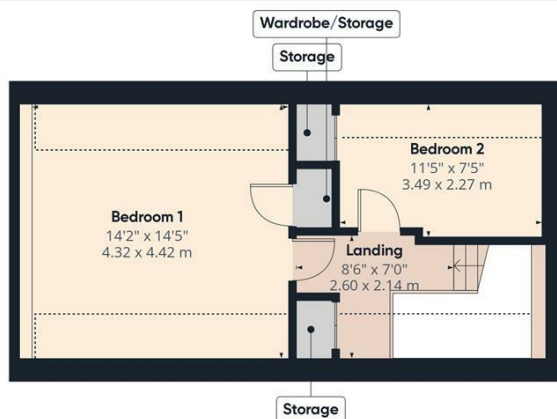
Converted in 2020 to a high standard, this property needs to be viewed to really appreciate its true charm.

## WHEELWRIGHTS THE STREET





Ground Floor



Floor 1

Approximate total area<sup>®</sup>

757.76 ft<sup>2</sup>  
70.4 m<sup>2</sup>

Reduced headroom

99.11 ft<sup>2</sup>  
9.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>65</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |