



Horse Barns, Wayford Road, Stalham, Norwich, NR12 9LQ

welcome to

Horse Barns, Wayford Road, Stalham, Norwich

A stunning property which is part of a tastefully renovated collection of barn conversions, on Wayford Road, near Stalham. A separate garage with mezzanine floor, and private allotment behind, this property would suit those with green fingers looking for a quiet life near to the coast of Norfolk.



Description

This beautifully decorated barn conversion not only looks the part, but feels warm and cosy too, mainly thanks to the large log burner situated in the living room. It has recently been renovated to a high standard, including upgraded double glazing units and central heating. Every room feels like a lot of hard work, thought and love has gone into making them as welcoming as possible. Pastel colours flow throughout the property and original barn features, such as exposed beams and brickwork, are visible in most rooms. This character property must be seen to be fully appreciated. Book a viewing now to secure your dream home.

Entrance Porch

Front door opens into porch with tiled flooring, radiator and opens to:

Living / Dining Room

With carpeted flooring, wood burner with pamment tile hearth and sliding glass door to the front aspect leading out to undercover alfresco dining area. Radiator x 2, understairs cupboard with boiler, power and ample storage. Archway leading through to:

Kitchen/Breakfast Room

With tiled flooring and tile splashback surrounding units. Range of base and wall units with undercounter lighting, integral double oven and separate electric hob with extractor hood above, integral washing machine, dishwasher and fridge/freezer. Ceramic butler sink with wooden countertop drainer. cupboard with fuse board housed. uPVC door leading to rear garden & radiator.

First Floor Landing

With carpeted flooring, radiator, airing cupboard with plumbing inside and loft hatch with access. Doors leading to:

Bedroom One

Carpeted flooring, radiator and exposed beams surrounding. Large window to front aspect. door to:

En-Suite

With tiled flooring and part tiled walls, frosted double glazed window to front aspect. WC and ceramic wash basin with built-in vanity unit below for storage, large walk-in shower tray with glass panel and waterfall shower head, exposed beams and towel radiator.

Bedroom Two

Carpeted flooring, exposed beams, radiator and double glazed window to rear aspect.

Bathroom

With tiled flooring and part tiled walls, WC & ceramic wash basin built into vanity unit with storage space and bath with waterfall shower over. Light tunnel, spotlights, radiator and extractor fan.

Bedroom Three / Office

Carpeted flooring, double glazed window to rear aspect. exposed beams & radiator. Currently used as a dressing room, but would also make an ideal office space.

Exterior

To the front of the property is a shingle winding pathway with an area laid to lawn with an array of decorative plants and shrubs surrounding. The building itself has a stunning double height archway which provides an undercover brick weave surface providing alfresco dining and BBQ area. This area is enclosed with a picket fence and shallow gate. The front of the property also provides 3 allocated parking spaces.

There are Solar Panels on the rear elevation, with battery storage in the loft.

The back of the property has a cottage style garden with lawned areas and an abundance of different seasonal plants and shrubs. There is a patio area also for sitting out. This garden is fully enclosed with fence panels and has a gate to the rear where a shared access shingle pathway is located, leading you to a storage shed which is currently used as a log store.

Garage

The property also comes with a garage which is in a block close-by to the main residence. This garage has power, lighting and has been split up with a mezzanine level above for extra storage. Entrance to the garage is provided via an up and over door. It would be possible to also have water connected to the garage.

Allotment

In addition to the front and rear gardens. The property also benefits from a separate garden area located behind the garage. There is a large timber built summer house with power and lighting and there is water access to this section of garden. This area is currently used as an allotment and is currently made up of raised planter boxes, a greenhouse and shingle pathways between. it is also fully enclosed with a picket fence.



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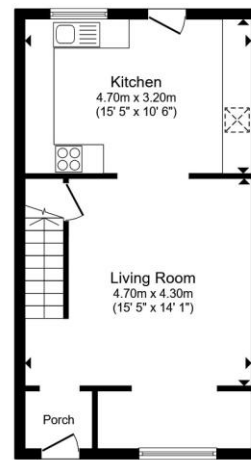


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Horse Barns, Wayford Road, Stalham, Norwich

- 3 Bedroom Barn Conversion
- Fully Modernised
- Allocated Parking & Garage with Mezzanine Level
- Separate Allotment with Summer House
- Mature Cottage Style Gardens to Front & Rear
- En-Suite to Main Bedroom
- Covered Outside Dining/BBQ Area
- Field Views

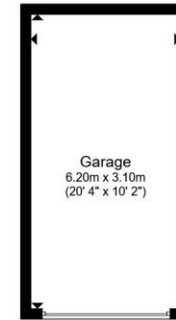
Tenure: Freehold EPC Rating: C
Council Tax Band: C



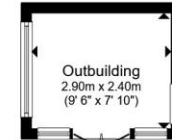
Ground Floor



First Floor



Outbuilding



£395,000

Total floor area 109.5 m² (1,179 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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postcode not the actual property

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Property Ref:
NWS108628 - 0003

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