

# Arnolds | Keys



## The Manor House & The Little Hay Barn Coast Road, Bacton, Norfolk, NR12 0EU

### Price Guide £850,000

- Grade II Listed Manor House
- Four double bedrooms
- Potential for home with useful income
- Traditional flint and brick with thatched roof
- Four bathrooms
- Delightful gardens with meadow
- Full of charm and character
- Self-contained Hay Barn
- Village location with short stroll to beach

# The Manor House & The Little Hay Barn Coast Road, Bacton NR12 0EU

Manor House is an exquisite Grade II listed property of traditional brick-and-flint elevations beneath a classical thatched roof giving it a timeless, storybook quality. In addition to the Manor House there is The Little Hay Barn within the grounds and currently a successful Airbnb property.

The Manor House, boasts a wealth traditional character such as exposed beams, Inglenook fireplaces and tiled floors which have been lovingly preserved, creating a sense of warmth and history throughout. Over the years, thoughtful additions have provided extra living space while still respecting the home's original charm.

The ground floor offers a sitting room, a welcoming dining room both with Inglenook fireplaces, a utility room and a charming country-style kitchen. There is also a store room and shower room. Upstairs, are two bathrooms and three double bedrooms all of which enjoy superb views over the beautiful gardens. In summary this is a stunning property in a beautiful setting which can only be appreciated by a private viewing.



Council Tax Band: E



## **THE MANOR HOUSE**

### **ENTRANCE**

Oak door to spacious entrance hall, stairs to first floor, polished brick floor, picture window to the front.

### **SITTING ROOM**

Oak French doors and window giving views over the gardens. Central fireplace with beamed mantle over, inset wood burning stove, stained glass window into the study. Beamed ceiling, wall lights and shelved alcove.

### **STORE ROOM**

Ceiling light, stained glass window looking into the hall.

### **DINING ROOM**

Another beautiful room with window to the front aspect. Large inglenook fireplace with open fire, tiled brick hearth, ornate wood panelling over, beamed ceiling, radiator, wall lights. Two oak doors either side of the fireplace to storage cupboards. Step up to:

### **KITCHEN**

Window to rear, two Velux roof lights, door to shelved pantry, range of base units with solid wood work surfaces over, inset single bowl sink unit with mixer tap over. Alcove with space for fridge freezer, freestanding Aga, pamment tiled flooring, two ceiling lights, access to loft space, door to:

### **UTILITY ROOM**

Door and window to rear courtyard, space and plumbing for washing

machine and dishwasher, shelving and storage units, tiled flooring, ceiling light, sink unit with mixer tap, space for tumble dryer. Wall mounted gas central heating combination boiler.

### **SHOWER ROOM**

Obscure glazed window to the rear, low level WC, separate shower cubicle with glazed screen and electric shower over. Pedestal wash hand basin decorative tiled splashbacks, radiator, brick tiled flooring.

### **LANDING**

Two windows to the rear aspect, carpet, access to loft space, two ceiling lights, doors to bedrooms, family bathroom and shower room.

### **BEDROOM ONE**

Window to the front aspect with views over the gardens. Carpet, ceiling light, beamed ceiling, door to storage cupboard. Exposed timbers and radiator. This room has the potential to be split into two rooms and a former window reinstalled.

### **BEDROOM TWO**

Window to front aspect with views over gardens, carpet, ceiling light, beamed ceiling, ornate arched brick fireplace with brick hearth. Exposed timbers and radiator.

### **SHOWER ROOM**

Walk in shower cubicle with electric shower and glazed sliding doors, mermaid boarding on walls, low level WC, hand wash basin with mixer tap. Ceiling light.

### **BEDROOM THREE**

Window to the front aspect, radiator, exposed timbers, ceiling light. Door to storage cupboard.

### **FAMILY BATHROOM**

Window to side, panelled bath, low level WC, pedestal wash hand basin, tiled walls and ceiling light.

### **THE LITTLE HAY BARN**

the Little Hay Barn is a beautiful barn conversion nestled in the grounds of The Manor House. A stunning conversion offered with air source heat pump, stone flooring and underfloor heating, open plan living, a cosy space with wood burner, space for dining and modern kitchen with Butler sink and built in cooker, wall lights. French doors open on to a small garden and south facing patio area. the character then continues up the stairs to the first floor which offers a large double bedroom, a lovely picture window over looks the meadow, velux roof light, beamed ceiling and exposed timbers. From the bedroom there is an Ensuite Shower room comprising of walk in shower with waterfall shower head, pedestal wash basin and WC, heated towel rail. The Little Hay Barn is set up as a LTD Company and has its own Land Registry. It has huge income potential and accounts are available on request. Next to the Hay Barn there is a further outbuilding which is currently storage space but could also be converted (subject to planning). All utilities are already in place to be converted.

### **OUTSIDE**

The Manor House is approached over a shingle driveway with a parking area for 3-4 cars, located behind the flint walled garden. Archways lead to the main house and country cottage style gardens which come to approximately 0.75 acre(subject to survey), with mature planting, large lawn area, orchard and meadow, climbing roses and various other shrubs, kitchen garden and brick and flint terrace to enjoy the all day sunshine.

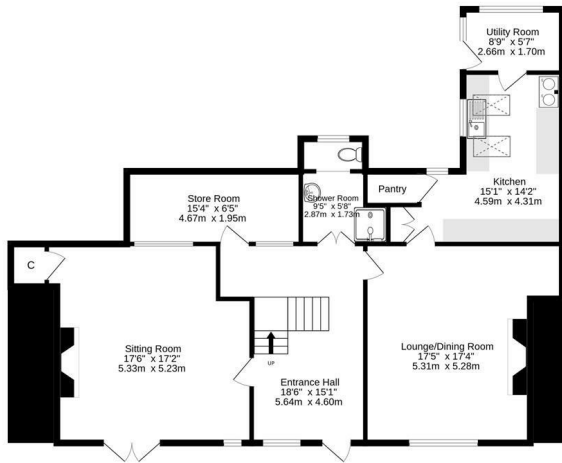
### **AGENTS NOTE**

The property is freehold, has mains electricity, gas and water connected, with drainage to a septic tank. The Council tax band for The Manor House is E. The Little Hay Barn is on small business rate relief, there are four years of accounts on the holiday let if required. There is no EPC on The Manor House as the property is listed but The Little Hay Barn has an EPC rating of C.

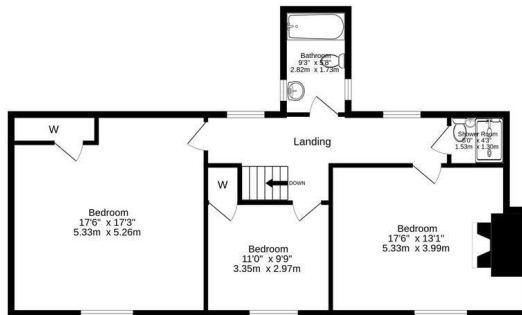




Ground Floor  
1121 sq.ft. (104.1 sq.m.) approx.



1st Floor  
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 1930 sq.ft. (179.3 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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Approx Gross Internal Area  
48 sq m / 516 sq ft



Ground Floor  
Approx 24 sq m / 256 sq ft

First Floor  
Approx 24 sq m / 259 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys recommend Yellow Brick Mortgages (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C		80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	