



3 Hobland Barns
Bradwell | Norfolk | NR31 9BS

PERFECT PANORAMAS



“This beautiful barn is one of a small group nestled in lush, green countryside with fields all around. You feel a world away from it all, with lots of wildlife to enjoy and wonderful painted skies. Yet you’re only around five minutes from Gorleston, Great Yarmouth, Hopton and Lowestoft, so you have golden sands, schools, shops, the golf course and more on the doorstep. The barn itself is a fabulous home, stylish and well maintained yet full of authentic character.”



KEY FEATURES

- Immaculate Barn Conversion extending to 3,138 sq ft
- (EPC Rating D)
- Countryside Views in Every Direction
- Flexible 4/5 Bedroom Accommodation
- Stunning Galleried Reception Hall
- Character Features including Vaulted Ceilings & Exposed Beams
- Underfloor Heating Throughout Ground Floor
- Approx. Quarter Acre Plot
- Larger than Average Double Garage with Annex Potential and Extensive Parking
- Powered Summerhouse & Hot Tub
- Minutes from Gorleston Beach and 45 minutes from Norwich City Centre

This barn conversion is much larger than it first appears and offers a huge amount of space across well proportioned, versatile rooms with up to five bedrooms available. It's a home that can adapt to every stage of family life and lends itself to entertaining, with a generous private garden and views over paddocks, open countryside beyond.

A Picture-Perfect Position

Converted around 20 years ago, this is one of just a handful of barns perfectly positioned within farmland and paddocks just outside Gorleston. The tranquility here has to be experienced – it's such a peaceful setting and feels so rural, yet it's deceptive as the barns are close to amenities and only ten minutes from the beach. The owners fell in love with the character here, the space and the sense of serenity and seclusion and it's been a very happy home to them ever since. They've made lots of memories, throwing parties to celebrate special occasions, or just for the fun of gathering friends and family. Certainly the barn lends itself to socialising, as it does to modern lifestyles, effortlessly adapting and accommodating every need.





KEY FEATURES

Sociable Spaces

On the ground floor, you have a stunning spacious entrance hall with a double height ceiling and galleried landing, that sets the tone for what's to come as you explore the rest of the barn. To one side is a magnificent dual aspect kitchen breakfast room, with double doors to a sunny, sheltered courtyard, so you can let the light pour in, plus a central island and plenty of space for seating and dining. This is the hub of family life and brilliant for entertaining. There's a large formal sitting room with a wonderful fireplace housing a woodburner for those cold winter evenings, while the bifold doors, a recent addition from the current owners, provide a comfortable flow between the barn and garden in summer. There are two further rooms on this floor that could be bedrooms, with a full bathroom between them. One is currently a formal dining room and the other a bedroom suitable for any guests with limited mobility. Upstairs, the principal bedroom has its own shower room, as does the second bedroom – and there's a third smaller but well-proportioned room there too, so it's very flexible and you can have a home office, playroom, studio or whatever else it is that you're looking for.

Coast And Countryside

Outside there's a large double garage attached to the barn, offering annexe potential. In addition to the private courtyard outside the kitchen, you have a charming garden to the front of the barn. Here, there's plenty of room for al fresco dining on the patio or soaking up the sun, with a large lawn where children can play. There's also a good size summerhouse, which has power connected along with a hot tub for relaxing and star gazing! Sitting out here you're completely private and you see plenty of birds and beautiful clear skies. Beyond the barns there are horses grazing in their paddocks and lots of open fields. You have wonderful walks on the doorstep, with Lound Lakes a favourite destination of the owners. They also love heading to Gorleston beach. There's very little passing traffic along the road, but when you want to get out and about you'll find it easy. You're close to the A47 and A143 and the historic city of Norwich is only around 30 minutes from here.

























INFORMATION



On The Doorstep

The village of Bradwell benefits from a number of primary schools and a high school, as well as an excellent GP and dental practice. The village is also conveniently located for the James Paget Hospital, which is literally a 5 minute walk from the property, the Golf Club and the stunning beach at Gorleston. The thriving seaside town of Gorleston On Sea is 3.5 miles to the east with its beach, town centre shops, banks, restaurants, hotels & bars. Lowestoft (7 miles) is Suffolk's second largest town (second to Ipswich). The town contains a variety of business and residential areas, with the main shopping centre lying just to the north and the award-winning Blue Flag beaches to the south. There are two piers in Lowestoft, The South Pier situated on Lowestoft Harbour and The Claremont Pier closer to the Beautiful South Beach .

How Far Is It To?

Oulton Broad is 7 miles to the south and has a range of leisure facilities, bars and restaurants. Beccles is 11 miles southwest & offers leisure facilities, shops, supermarkets & a sailing club with it being on the Norfolk broads. Norwich is 22 miles west & offers a large shopping centre, independent shops, leisure & cultural facilities as well as a main line rail link to London Liverpool Street & an international airport. Southwold is easily accessible on the east coast & is around 35 minutes by car

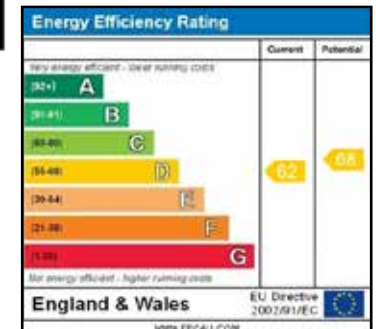
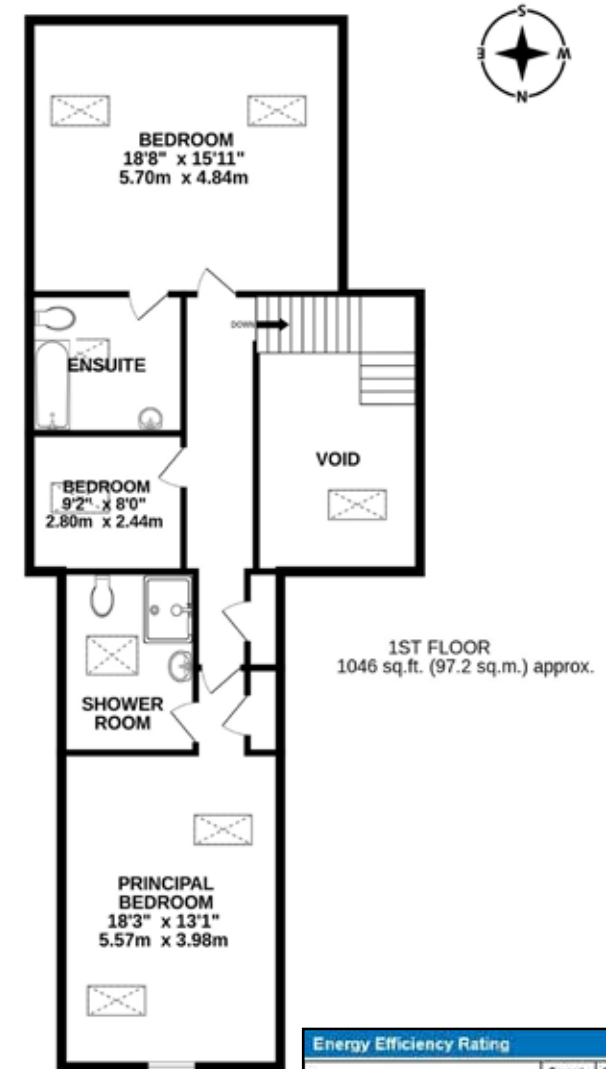
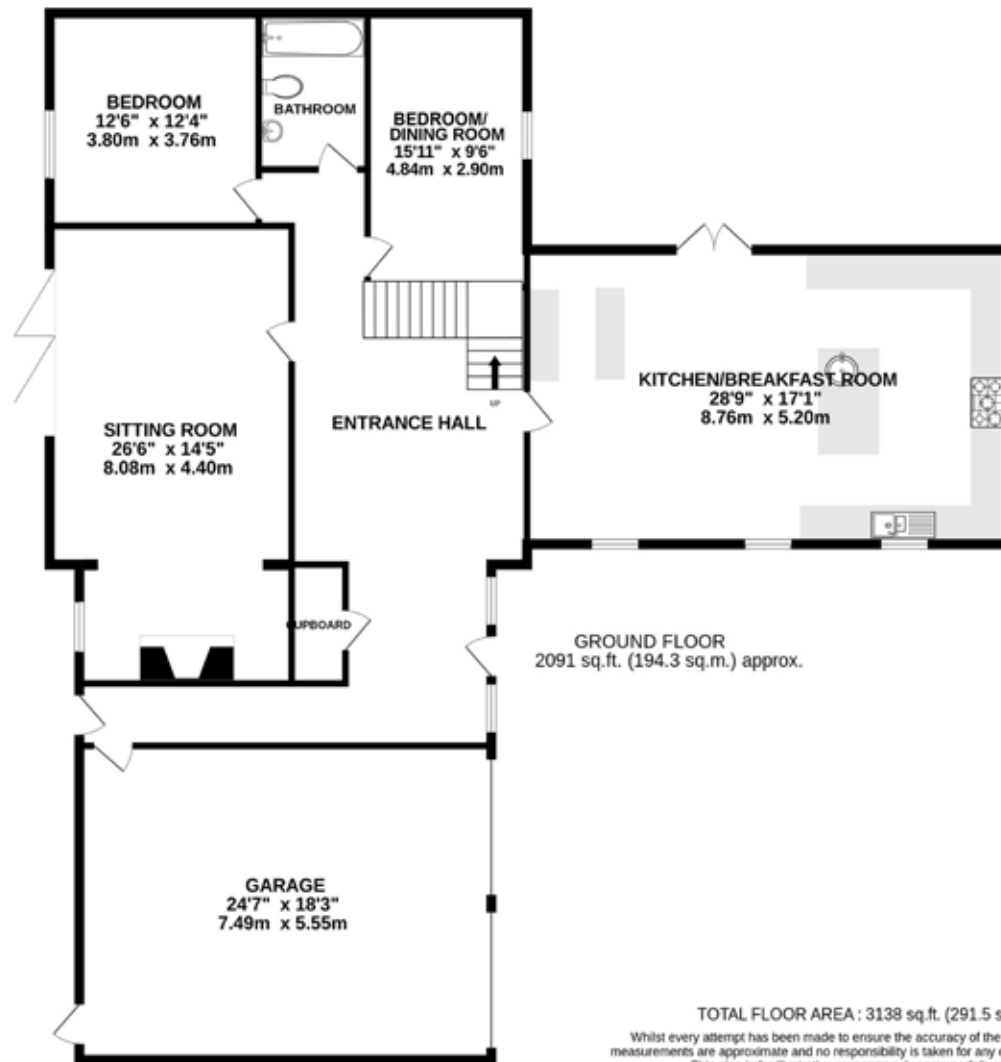
Directions - Please Scan QR Code Below

When leaving Beccles take the A146 towards Norwich. At the roundabout take the 3rd exit onto the A143 towards Haddiscoe. Drive for approximately 8.5 miles, through the villages of Haddiscoe, St Olaves and Fritton. When you reach Belton, take a right-hand turn at the crossroads onto Lound Road. Turn left onto cherry lane at the junction turn right onto Browston Lane. Follow the road for a few moments and then turn left onto Hobland Road. Follow Hobland Road for a few minutes and you will then see the cluster of barns on your left. The driveway is to the rear of the property.

Services, District Council and Tenure

LPG Central Heating - Underfloor Heating Downstairs. Radiators Upstairs
Mains Water, Private Drainage via Septic Tank
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Great Yarmouth Borough Council - Council Tax Band E
Freehold





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

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