



Old Church Barn, Hempstead

rightmove 

Independent Estate Agents

Pointens





**Old Church Barn, 2 Pond Hills Road,
Hempstead, Norfolk NR25 6TW**
Holt 2 miles, North Norfolk Heritage Coast 4 miles,
Norwich 20 miles

A delightful period barn conversion full of character and charm idyllically situated in a conservation area just two miles from the fine Georgian town of Holt. The property is set in private grounds of about one acre (STS) .

Guide Price £910,000



THE PROPERTY

Situated in a conservation area, this delightful period barn conversion is set in grounds around one acre (STS) much of which is left uncultivated to encourage local wildlife. The immaculately presented accommodation briefly comprises of an entrance hall, a sitting room with an open fireplace housing a wood burner. There is a kitchen/breakfast room, utility room, cloakroom/wc, dining room and large master bedroom with en-suite. A first floor galleried landing leads to a family bathroom and three bedrooms, one with an en-suite. The property also enjoys, aluminium replacement windows and doors throughout and oil fired central heating. Outside there is ample off-street parking for many vehicles, a large double garage and private grounds extending to about one acre (STS).

LOCATION

Hempstead is a small unspoilt village located about 2 miles south east of Holt. The village is not far from the coast at Weybourne and is set amongst rolling countryside with lovely walks and cycle rides on the doorstep. The Pigs pub at Edgefield is close by and is known for its excellent food and drink. The ruins of Baconsthorpe Castle are in the adjoining village and Selbrigg Lake, where the river Glaven rises, is close by. The village is only a couple of miles from the elegant Georgian town of Holt. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public Schools. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. Holt is well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich. Norwich Airport has access to most international destinations via Amsterdam (Schiphol).

DIRECTIONS

Leave Holt via Station Road. At the T-junction with the bypass turn left and then immediately right into Hempstead Road. After around 1 mile take the first right hand turning signposted Hempstead. Proceed into the village and after passing the village hall you will find Old Church Barn on the right hand side after around 200 yards.

ACCOMMODATION

Double doors leading to an:-

Entrance Hall

Radiator, tiled floor, staircase to first floor, a coats cupboard and an archway leading to:-

Cloakroom/wc

Wc, Wash basin, tiled floor radiator.

Sitting Room (22'3 x 14'4 double aspect)

Radiator, open fireplace housing a wood burner, television point, Double doors lead to the rear garden and steps down to:-

Dining Room (13'9 x 10'9)

Radiator, double doors leading to the rear garden.

Bedroom One (18' x 14'3)

Radiator, telephone point, double doors leading to the rear garden.

En-suite

Rolled top bath with claw feet and Victorian style mixer tap and shower attachment. Vanity unit with extensive storage, washbasin, wc, heated towel rail. Airing cupboard with fitted shelving and factory lagged tank. Tiled floor.

Kitchen/Diner (20' x 11'7)

Range of fitted base units with working surfaces over. Two door Aga, two wall units, Radiator. Tiled floor.

Utility Room (11'4 x 5'6)

Radiator, fitted base units with working surfaces over. Fitted dishwasher, plumbing for automatic washing machine. Inset single drainer sink with mixer tap, Tiled splashbacks. Wall unit. Cupboard with boiler for central heating and domestic hot water. Tiled floor. Door to rear garden.

First Floor Galleried Landing

Radiator, airing cupboard with factory lagged tank and fitted shelving.

Bedroom Two (15'9 x 12')

Radiator. Picture window with views over the adjoining countryside. Fitted double wardrobe.

En-Suite

Shower cubicle, wc, pedestal washbasin, Radiator, electric shaver point, bathroom cabinet.

Bedroom Three (14'9 x 11'2)

Radiator.

Bedroom Four (14'9 x 11')

Radiator.

Family Bathroom

Rolled top bath with claw feet and Victorian style mixer tap with shower attachment. Pedestal washbasin, wc, Radiator. Electric shaver point.

Curtilage

The property is approached through a five bar gate, this in turn leads to a large shingled parking area at the rear of the property which then leads to brick and tile double garage (20'8 x 20'8) with two up and over doors, fitted shelving, electric power and light, attached to the garage is a wood store (10'2 x 7') this also houses the oil tank for the central heating. To the front of the property is a patio and a covered veranda leading to the garage. Also to the front is a further covered patio and barbecue area. The grounds to the property are laid partly to lawn with a plethora of mature shrubs and trees. There is a potting shed, summer house, a covered fruit cage and towards the western boundary of the property a large wildlife pond. A lot of the garden is left naturally to encourage local wildlife. The grounds extend to around to one acre (STS).

General Information

Tenure: Freehold.

Council Tax Band: Band F.

Services: Mains water and electricity, Drainage is via a Klargester System

Local Authority: North Norfolk District Council Tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

Energy Performance Certificate: Band D.

Ref No: H313483.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

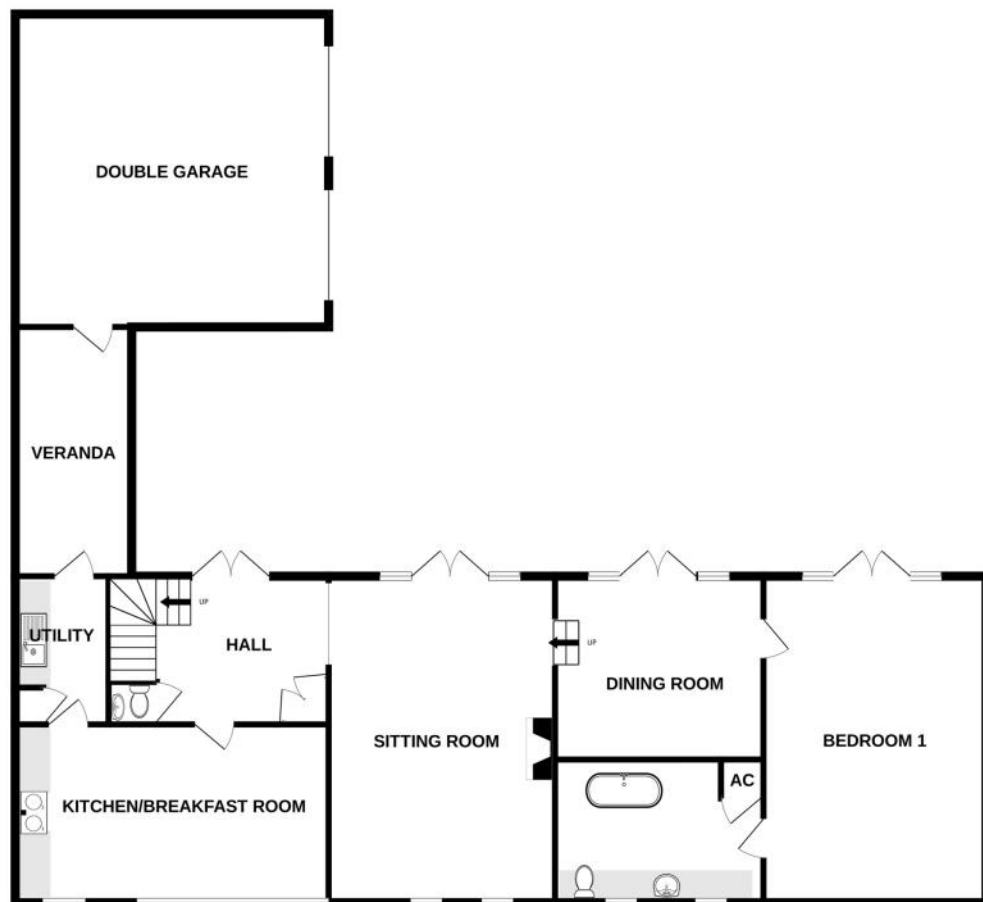
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

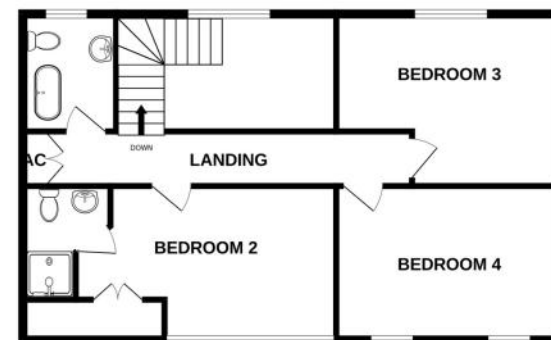
No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



GROUND FLOOR
1822 sq.ft. (169.3 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



OLD CHURCH BARN, 2 POND HILLS ROAD, HEMPSTEAD NR25 6TW

TOTAL FLOOR AREA : 2548 sq.ft. (236.7 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.

Made with Metropix ©2025



Independent Estate Agents

Pointens

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk