

Arnolds | Keys



The Old Pig Barn, Helsdon Farm Norwich Road, Hanworth, NR11

~~7HW~~
£1,950 Per Calendar Month

- Substantial and Versatile Detached Barn Conversion
- 5 Bedrooms
- Large Fitted Kitchen / Breakfast Room
- Large South Facing Rear Garden and Ample Parking
- Oil Central Heating and Double Glazing
- 4 Reception Rooms
- Rural Location off A140 and Convenient For Aylsham and North Norfolk Coast
- En Suite, Shower Room and Bathroom
- Adjoining and Overlooking Fields and Woodland
- Conservatory and Ample Parking

The Old Pig Barn, Helsdon Farm Norwich Road, Hanworth NR11 7HW

Situated off Norwich Road in Hanworth and approached over a long private drive, this impressive detached BARN CONVERSION offers a perfect blend of space and comfort, ideal for family living. The property boasts an abundance of rooms with 4 well-appointed reception areas, providing ample space for both relaxation and entertaining together with a large well fitted kitchen / breakfast room and a conservatory overlooking the rear garden.

The residence features 5 good size bedrooms accessed by 2 separate staircases, and 3 modern bathrooms catering to the needs of a busy household. Underfloor heating is provided to the ground floor with radiators to the first floor rooms. There is double glazing throughout.

Outside, the property benefits from ample parking approached off its own drive and has large south facing gardens adjoining and overlooking fields and woodland.



Council Tax Band: E



Located off Norwich Road, the property is well-connected, ideal for access to the busy market town of Aylsham and the delightful North Norfolk coast. The nearby village of Aldborough has a primary school and the preparatory / senior school of Gresham's in Holt and the Independent Private prep school at Beeston Hall, West Runton are within easy reach.

EPC Rating C. Council Tax Band E - North Norfolk

ENTRANCE PORCH

UPVC and glazed construction. Door to entrance hall.

ENTRANCE HALL

Stairs to first floor. Built in cupboard.

CLOAKROOM

Wash basin and WC.

FAMILY ROOM

16'6" x 9'4"

Laminate flooring, window to side, fire surround and fitted double cupboard.

KITCHEN / BREAKFAST ROOM

14'6" x 14'1"

A spacious double aspect room well fitted with a comprehensive range of base and wall units, ample work surfaces and inset sink. Range cooker, laminate flooring, part pitched ceiling with Velux windows. Door to utility room and door to dining room.

UTILITY ROOM

Base and wall units. Work surface and sink. Oil fired boiler. Door to garden.

STUDY

12'7" x 11'8"

Fitted carpet and window to rear.

DINING ROOM

19'4" x 16'11"

Fitted carpet, stairs to first floor, patio doors to conservatory and door to garden. Door to sitting room.

SITTING ROOM

16'8" x 15'

Fitted carpet, French doors to garden, window to side and feature fireplace and surround.

CONSERVATORY

UPVC double glazed windows on a brick base with tiled floor and double doors to garden.

FIRST FLOOR LANDING

There are 2 staircases serving the first floor. The staircase from the dining room serves 3 bedrooms and the bathroom.

Fitted carpet, airing cupboard and fitted cupboard.

BEDROOM

17'5" into alcove x 13'10"

Fitted carpet, radiator and window giving elevated field views. Door to en suite.

EN SUITE

Shower, wash basin, WC and bidet.

BEDROOM

11'2" x 10'4"

Fitted carpet, radiator and window giving elevated field views.

BEDROOM

10'4" x 9'5"

Fitted carpet, radiator and window giving elevated field views.

FIRST FLOOR LANDING

Second staircase from the entrance hall and serving 2 bedrooms, shower room and cloakroom.

BEDROOM

10'9" x 6'11"

Fitted carpet and radiator.

BEDROOM

10'10" x 10'1"

Fitted carpet, radiator and window giving elevated field views

CLOAKROOM

Wash basin and WC.

SHOWER ROOM

Shower and wash basin.

OUTSIDE

The property is located on a farm estate with associated activities and approached off a long unmade concrete road. A private drive leads to the property where there is ample parking. The large south facing lawn adjoins and overlooks fields and woodland beyond. There are numerous mature shrubs, plants and trees. Summerhouse, greenhouse and large paved patio.

TENANTS NOTE

The Landlord for this property is a member of staff at Arnolds Keys.

The deposit for this property is £2250.

Private water and drainage and mains electric available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

Please be aware that the marketing photographs for this property may have been taken before the start of the last tenancy and may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £450. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.

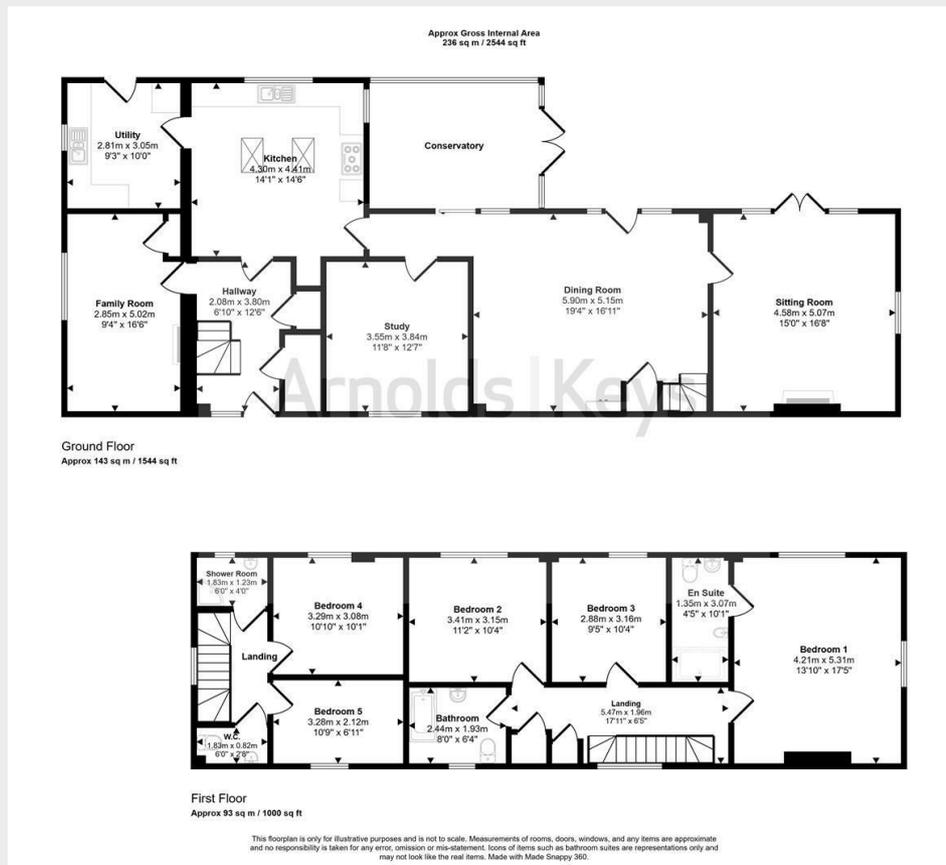


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

