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A WONDERFUL BARN OFFERING 4 EN-SUITE BEDROOMS, ONLY A SHORT WALK FROM THE BEACH IN PRIVATE GARDENS

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# Merry Court, Cliff Farm Barns, Old Hunstanton, PE36 6QA

### RECEPTION HALL

With door in from the courtyard this welcoming hall has stairs, with storage under, lead to the first floor, and doors open to the sitting room and principal bedroom. Attractive wooden flooring.

### PRINCIPAL BEDROOM

This spacious bedroom has a window overlooking the courtyard, and a door opening into the courtyard. This room features a fitted wardrobe and a dressing room with further wardrobes.

### EN-SUITE

A generous en-suite fitted with a bath, having telephone style mixer tap and shower attachment, oversize shower cubicle, with both overhead and handheld shower, wc and twin vanity hand wash basins. Tiling to walls and floor.

### SITTING ROOM

Having a window and French doors to the courtyard this well-proportioned room has a fireplace housing a wood burning stove with fitted shelving to either side. From this room, a door opens to the kitchen/dining room.

### SHOWER ROOM

Fitted with a shower in cubicle, wc and vanity hand wash basin.







## KITCHEN/DINING ROOM

A fantastic 'live-in' kitchen with vaulted ceiling exposed timbers. The room is fitted with a good range of gloss base units with contrasting granite worksurfaces over. A matching island provides more storage and workspace as well as incorporating a breakfast bar. A mock fireplace houses an Aga with companion oven, and there is a



double oven in larder unit alongside. There is plenty of space for a dining table, and windows overlook the courtyard with a door opening out

## UTILITY ROOM

Providing excellent further storage, workspace and second sink. There is plumbing for a dishwasher and washing machine.



### GARDEN ROOM

This lovely room provides a super seating area featuring a vaulted ceiling with exposed timbers and bi-fold doors overlooking and opening to the courtyard. This room along with the bedroom alongside could readily provide annexe accommodation if required.

### BEDROOM 4

This room has been recently converted and benefits from triple glazed windows, to two aspects, for extra warmth, and door to the garden. Vaulted ceiling with exposed timbers.

### EN-SUITE

Fitted with shower cubicle, wc and vanity hand wash basin.

### LANDING

Galleried over the reception hall this gives access to the two first floor bedrooms and has fitted storage.

### BEDROOM 2

Having velux windows to two aspects and access to eaves storage space.

### EN-SUITE

With bath having telephone style mixer tap and shower attachment, wc and vanity hand wash basin.

### BEDROOM 3

Once again having velux windows to two aspects, and access to eaves storage space.

### EN-SUITE

With bath having telephone style mixer tap and shower attachment, wc and vanity hand wash basin.





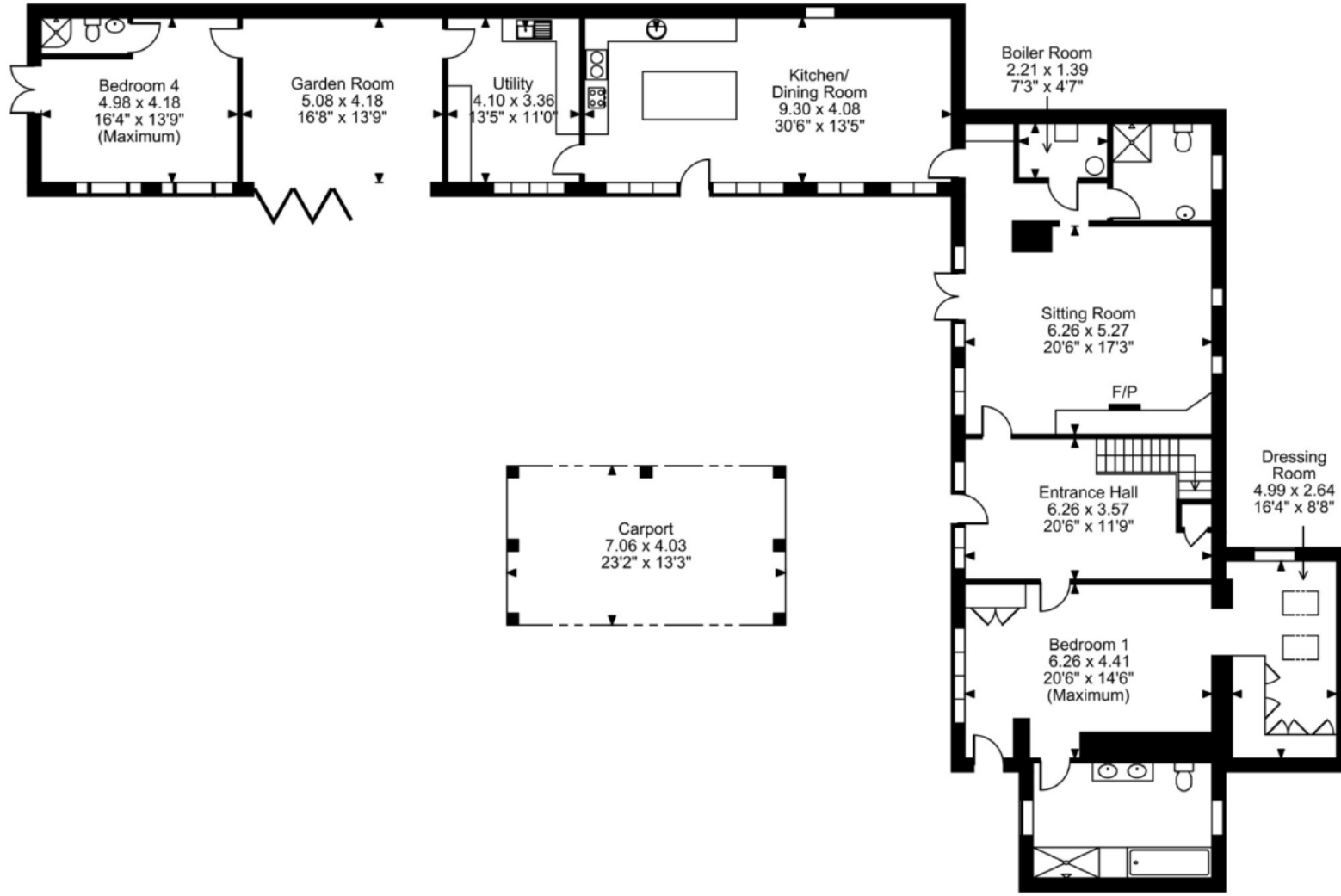
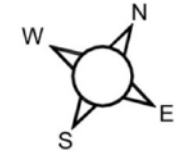
sun terrace to one side and raised beds with attractive retaining wall to the other side. Steps lead up to a further, raised terrace. From the garden a gate gives access to a footpath which leads to the Old Hunstanton Road, from where Sea Lane leads down to beach. Both the courtyard and garden include exterior lighting creating a lovely evening ambiance.



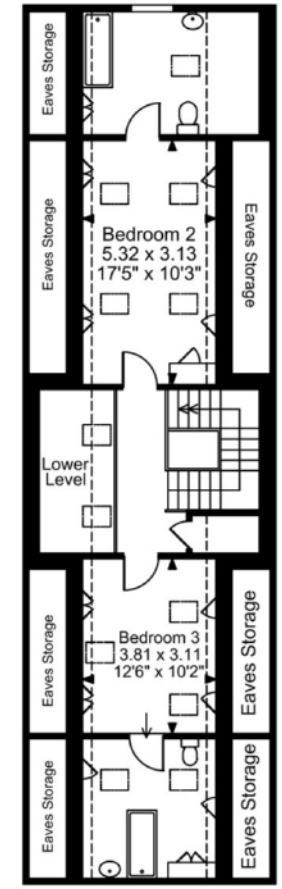
## EXTERNAL

The group of barns that this property stands in is approached from chapel bank over a long driveway, double electric gates then open to the barns courtyard garden which also provides plenty of parking. This courtyard is block paved and includes a large open sided car stand offering under cover parking or entertaining space. Beyond the courtyard the garden continues to a wide area of lawn bordered by a

Merry Court, Cliff Farm Barns, Old Hunstanton Road, Hunstanton, Norfolk



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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This fantastic barn stands within a small group of conversions on the edge of Old Hunstanton a short walk from the beach. The barn has four-bedroom, four en-suite accommodation which extends to around 3000 sq ft. Additionally the ground floor features a lovely sitting room, a fantastic kitchen/ dining room with utility alongside and super garden room. The layout of the property offers the flexibility to provide an annexe if required and subject to any necessary planning consents could lend itself to use a boutique bed & breakfast or even small, exclusive care home. Externally the garden includes a sheltered courtyard area along with a lawned garden with raised beds which provides a number of pleasant seating areas. From the garden a gate leads to a footpath providing a 'short cut' to the beach.



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

Viewing by appointment with our  
Select Consultant on

01603 221797

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