



**2 Brick Kiln Barns, Manor Road,  
North Walsham, NR28 9LH**

- Stunning Detached Barn Conversion
- Three Bedrooms (One Ensuite)
- 0.4 Acre Plot (Subject to Measured Survey)
- Finished to High Specification Throughout

**£525,000**

EPC Rating 'TBC'





## Property Description

A stunning single-storey detached barn conversion situated within a small rural hamlet, the property occupies a wonderful plot, extending to over 0.4 acres (subject to measured survey) and is offered for sale with no onward chain.

Finished to a high specification throughout, the accommodation comprises three double bedrooms, including a 15'7" main bedroom with built-in wardrobe, dressing space and an ensuite shower room. The 20' 5" living room enjoys vaulted ceilings and a wonderful exposed brick fireplace providing an impressive focal point. From here, Bi-fold doors lead out to each of the garden spaces.

The large family kitchen/dining room is beautifully fitted, including quartz work surfaces and soft-close oak units, contrasting nicely against the limestone floors. There is also a separate utility room, a family bathroom and an inner hallway with a useful study space.



The gardens and grounds are a particular feature of the property. There is an enclosed courtyard to one side, providing a wonderful sheltered outside space with water feature, ideal for relaxing. On the opposite side of the dwelling sits the remaining grounds, which centre around a large coy pond with a feature central 'island' and summer house. This is complemented by a second patio area, timber decking and a generous lawn.

## Location

The property sits within the pretty rural hamlet of Spa Common, which is on the edge of the North Norfolk market town of North Walsham and within walking distance of the North Walsham to Dilham canal.



The town offers a range of shopping facilities including a large Sainsbury's store, Waitrose, Lidl, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the Victory swimming & fitness centre. The town also has a railway station providing regular services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.

## Accommodation

Storm porch and front entrance door opening into:

### Entrance Lobby

Limestone floor, built-in coat cupboard, double glazed window to side, panelled oak door leading to the utility room, radiator, inset ceiling spotlights, access to loft space, opening leading through to the kitchen/dining room.



### Utility Room

6' 8" x 4' 9" (2.03m x 1.45m)

Fitted base unit and wall cupboard, roll top work surface with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, space for fridge/freezer, space and plumbing for automatic washing machine, limestone floor, double glazed window to front.



### Kitchen/Dining Room

20' 5" x 12' 1" min (6.22m x 3.68m min) Fitted with a wide range of matching oak fronted, shaker-style base units, drawers and wall cupboards each with soft-close feature, glass fronted display cabinets, quartz work surfaces with tiled splash backs, inset single drainer stainless steel 1.5 bowl sink unit with mixer tap (including softened water), integrated dishwasher.



'Fisher & Paykel' dual fuel range cooker, space for under-counter fridge, limestone floor, two radiators, inset ceiling spotlights, dining area with double glazed window to side, panelled oak door leading to bedroom 3, steps down to inner hallway, archway leading through to:

### Living Room

20' 5" x 14' 7" (6.22m x 4.44m)

Vaulted ceiling with exposed beams and inset spotlights, bi-fold doors on either side leading out to the gardens, two radiators, French oak flooring, brick fireplace with raised hearth and space for wood burning stove.



### Bedroom 3

10' 9" x 8' 11" (3.28m x 2.72m)

Velux roof light, radiator, inset ceiling spotlights.

### Inner Hallway

Double glazed window to rear, study space with room for computer desk, built-in storage cupboard, built-in cupboard housing wall mounted boiler and hot water tank, Velux roof light, panelled oak doors leading to remaining bedrooms and bathroom, inset ceiling spotlights.

### Bathroom

8' 2" x 7' 8" (2.49m x 2.34m)

Matching white suite comprising pedestal wash hand basin with mixer tap, close coupled WC, jacuzzi bath with shower over and fitted screen, fully tiled walls, tiled floor, extractor fan, heated towel rail, double glazed window to rear, inset ceiling spotlights.



### Bedroom 2

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window to rear, radiator, inset ceiling spotlights.

### Main Bedroom

15' 7" x 13' 6" max (4.75m x 4.11m max) plus lobby/dressing room. An irregular-shaped room with double glazed window to rear, Velux roof light in the dressing area, built-in wardrobe, two radiators, inset ceiling spotlights, panelled oak door to:

### Ensuite

9' 4" x 6' 4" (2.84m x 1.93m)

Matching white suite comprising wash hand basin with mixer tap and storage cupboard under, WC with concealed cistern, walk-in shower, fully tiled walls, tiled floor, recessed shelving, heated towel rail, shaver point, mirror with inset lighting, extractor fan, double glazed window to rear, inset ceiling spotlights.





## Outside

The property enjoys a generous plot extending to approximately 0.4 of an acre (subject to measured survey) with established gardens, water features and timber outbuildings.

To the front of the property there is a driveway providing off road parking space for several vehicles. The main garden is well screened from the road, offering a high degree of privacy, and accessed via a gate adjacent to the main front entrance door.



A paved patio area adjoins the living rooms bi-fold doors, and provides a relaxing outside space, with a pathway leading onto timber decking, which overlooks the large coy pond. The path continues around the pond, where an oriental-style arch and bridge provide access onto a lawned 'island' space, with timber summer house.



Beyond this is a large lawned area, with a selection of mature trees behind further high hedges. There are timber double gates leading back onto Manor Road (ideal for storage of a larger vehicle), and timber outbuildings, one of which houses filters for the pond.

The second outside space is located on the opposite side of the property, again accessed via bi-fold doors from the living room. This area is an enclosed courtyard with a large, paved patio area, gravelled pathways edged with box hedging and a central water fountain.





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## Floor Plan *(Not to scale and intended as an approximate guide to room layout only)*



### Viewings

By arrangement with the agents, Acorn Properties

### Services

Mains gas, electricity, water and drainage

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band D



### Directions

From North Walsham Market Place turn left into New Road and left again at the sharp right-hand bend into Pound Road. Turn right at the crossroads into Manor Road and then take the first left to stay on Manor Road, which leads to Spa Common. The property can be found on the right-hand side.

29-30 Market Place  
North Walsham  
Norfolk  
NR28 9BS

[www.acornprop.co.uk](http://www.acornprop.co.uk)  
[team@acornprop.co.uk](mailto:team@acornprop.co.uk)  
01692 402019

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