



Charity Barn | 12 Wymers Lane | South Walsham | NR13 6EA

£1,550 PCM

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT

## The Features

- Beautifully renovated 3 bedroom detached barn conversion with countryside views
- Approximately 1,000 sqft of versatile accommodation
- Predominantly single storey living with additional first floor room
- Spacious and light filled lounge with feature double doors
- Modern fitted kitchen and separate utility room with some integrated appliances
- Main bathroom plus ensuite shower room to one of the ground floor bedrooms
- Character features throughout including exposed beams and feature windows
- Stunning countryside setting with open field views
- Located within walking distance of South Walsham Broad and riverside walks
- Available Now

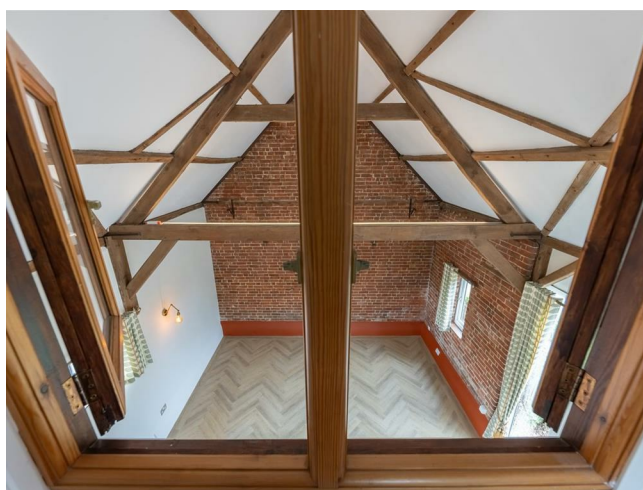
## About the Property

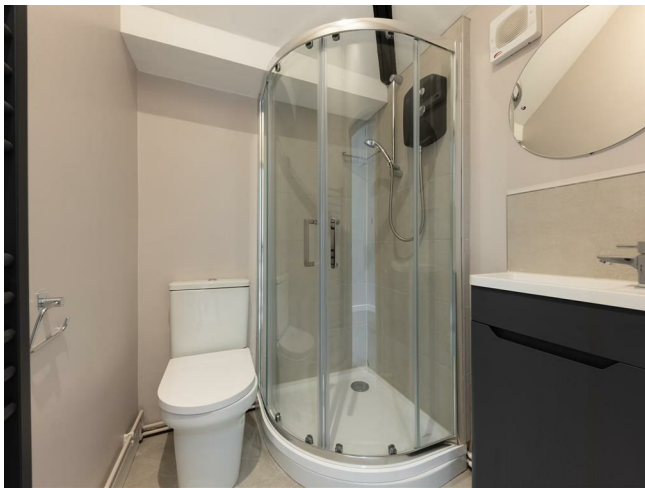
Set within the picturesque Norfolk countryside, this beautifully renovated 3 bedroom detached barn conversion offers just over 1,000 sqft of accommodation and presents a wonderful opportunity for rural living in the highly sought after village of South Walsham. Just a short walk from South Walsham Broad and nearby riverside walks, the property enjoys an enviable setting with stunning field views and a true countryside feel.

The accommodation is predominantly arranged over a single level, making it ideal for those seeking versatile and accessible living space, whilst still offering an additional first floor room which could serve as a third bedroom, home office or hobby room. Full of charm and character, the property features exposed beams throughout and has been renovated, blending traditional features with modern comforts.

The spacious lounge is flooded with natural light, creating an excellent space for relaxing or entertaining. The fitted kitchen benefits from an integrated dishwasher, whilst the separate utility room provides additional practicality with integrated washing machine and tumble dryer, together with further storage space.

Further benefits include double glazing, LPG gas heating, and the property is available for immediate occupation.





## The Outside

Charity Barn is situated along a rural back road, accessed via a five bar gate leading onto a generous gravelled driveway providing ample off road parking. The enclosed garden is predominantly laid to lawn and enjoys lovely open field views, further enhancing the peaceful countryside setting.

A garden shed provides useful external storage. The LPG tank, septic tank and bore hole are all located within the garden grounds.

## Location Overview

South Walsham is a picturesque Broadland village located approximately 9 miles east of Norwich, offering a peaceful rural setting whilst remaining well connected to the city and surrounding Norfolk coastline. Wymers Lane is situated within a quiet residential part of the village, surrounded by attractive countryside and nearby waterways, making it particularly appealing for those seeking a lifestyle close to nature and the Norfolk Broads.

The village itself offers a range of everyday amenities including a village hall, church, public house and primary school. Fairhaven Church of England Primary School is located within the village, whilst additional schooling and wider amenities can be found in nearby Acle and Brundall.

South Walsham is particularly well known for its proximity to the Norfolk Broads National Park, with South Walsham Broad and the River Bure nearby, providing excellent opportunities for boating, walking, cycling and wildlife watching. The area is popular with both families and those looking for a quieter pace of life, whilst still remaining within commuting distance of Norwich.

For transport links, nearby Acle and Lingwood railway stations provide regular rail services to Norwich and Great Yarmouth, whilst the A47 is easily accessible for wider travel across Norfolk and beyond.

## Directions:

What3words location: [///chainsaw.risking.unusable](https://www.what3words.com/#!/chainsaw.risking.unusable)

## SUMMARY OF FEE'S PAYABLE BY TENANTS

(Applies to Assured Periodic Tenancies (APTs) in England from 1 May 2026, in line with the Tenant Fees Act 2019 and Renters' Rights Act 2025)

Please be aware that your tenancy may be subject to the following charges. All amounts include VAT at the current rate of 20%, where applicable, and may be subject to change should the VAT rate increase.

### BEFORE YOU MOVE IN:

- **Holding Deposit Fee:** Equal to one week's rent. This is payable once your offer on a property has been accepted and will be offset against the first month's rent or tenancy deposit, as agreed. Please note that the holding deposit may be retained if you withdraw your offer, provide false or misleading information, fail a Right to Rent check, or do not take all reasonable steps to enter into the tenancy within the agreed timeframe.
- **First Month's Rent:** Due after signing the tenancy agreement, less any holding deposit paid
- **Security Deposit:** Equivalent to 5 weeks' rent (where annual rent is under £50,000). This will be protected in a government-approved tenancy deposit scheme.

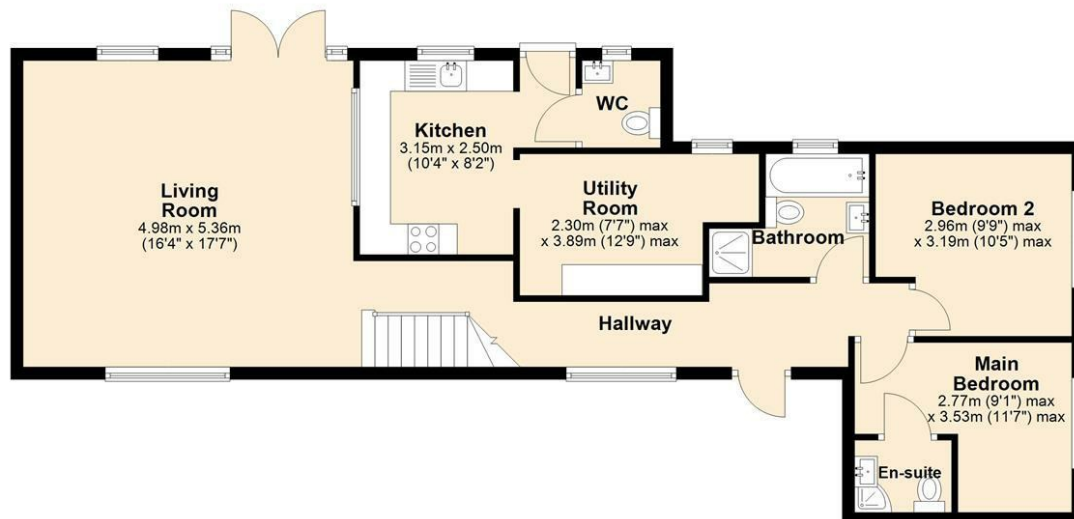
### DURING YOUR TENANCY:

- **Changes or Amendments to the Tenancy Agreement (requested by the tenant):** £50
- **Late Rent Payments:** Charged once rent is 14 days overdue, at a rate of 3% above the Bank of England base rate, calculated from the date the rent became overdue
- **Lost Keys or Security Devices:** Charged at the reasonable cost of replacement.
- **Early Termination (Tenant's Request):** If you wish to end the tenancy early or do not provide the required notice, you will be liable for the landlord's reasonable costs. This may include rent due for the remainder of the notice period (typically two months), or until a new tenancy is secured.



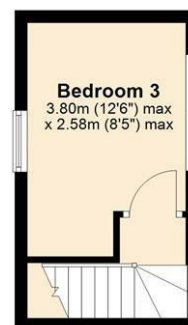
### Ground Floor

Approx. 83.0 sq. metres (893.0 sq. feet)



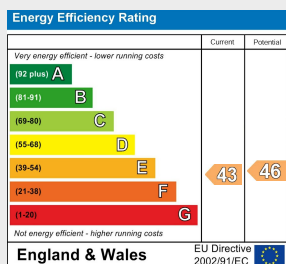
### First Floor

Approx. 12.4 sq. metres (133.0 sq. feet)



Total area: approx. 95.3 sq. metres (1026.0 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.



Tenure:  
Council Tax Band: D  
Local Authority: Broadland



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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