



HARRIER BARN, HALVERGATE

GUIDE £585,000



Harrier Barn, Hall Farm Close, Halvergate, Norwich, Norfolk, NR13 3GY



A detached Grade II Listed barn conversion with beautifully presented accommodation in a delightful location with a south facing garden.

DESCRIPTION

Harrier Barn was converted around 15 years ago and offers deceptively spacious accommodation extending to around 3,700 square feet and includes a large reception hall, ground floor cloakroom and double bedroom, sitting room with a multi-fuel burner, dining room, kitchen breakfast/family room, side hallway and utility room. On the first floor is a master bedroom suite with dressing area and an en-suite bathroom with a separate shower. This master bedroom suite is accessed through an office/nursery/bedroom and there are two further double bedrooms and the family bathroom.

The property has an oil fired central heating system to radiators, burglar alarm system and double glazed windows and doors.

A long driveway leads to a double garage.

LOCATION

The property is situated in a conservation area in the popular village of Halvergate which is located to the south of Acle and

north of Reedham on the River Yare. The Weaver's Way is a long distance footpath of around 56 miles long and runs from Cromer to Great Yarmouth passing through Hanworth, Aylsham, Worstead, Stalham, Potter Heigham, Thurne and Halvergate. The nearest amenities will be found in Acle which is a large market village with shops and a supermarket, pharmacy, Banks and a Post Office, Acle Primary and High Schools, public houses and restaurants, a medical practice and a rail service to Great Yarmouth and Norwich with links to London and Cambridge.

DIRECTIONS

Leave Norwich heading Eastbound on the A47 dual carriageway towards Acle and Great Yarmouth and continue to the roundabout on the east side of Acle. Take the third exit off the roundabout signposted to Great Yarmouth (A47 Acle Straight). Proceed along the Acle Straight and take the only turning on the right to Halvergate into Branch Road. Follow the road to the end and round to the right into Marsh Road which leads into the village. Continue past The Red Lion public house and at the end of Marsh Road follow the road round to the left into Sandhole Road and then take the first turning on the left. Hall Farm Close will be found on the right hand side.

ACCOMMODATION

On the Ground Floor:-



RECEPTION HALL 5.61m x 5.05m (18'5" x 16'7"). Wood flooring. Radiator. Wall mounted electric programmable radiator. Telephone point. Staircase to first floor landing. Double glazed windows to front and rear aspects. Four panel door to front.

INNER LOBBY Wood floor. Radiator. Built-in cloaks/storage cupboard with automatic light.



CLOAKROOM 1.95m x 1.95m (6'5" x 6'5"). White WC and wash basin with tiled splashback and cupboard below. Wood floor. Radiator. Double glazed window to rear aspect.



SITTING ROOM 6.22m x 5.51m (20'5" x 18'1"). Wood floor. Two radiators. Exposed brick chimney breast with a multifuel burner on a brick hearth. Television and telephone points. Double glazed window to side aspect. Double glazed windows either side of doors with double glazed panels to a paved patio and the rear garden.

FRONT HALLWAY Wood flooring. Two radiators. Double glazed windows and door with double glazed panel to front. Feature arched double glazed window with wrought iron feature.



DINING ROOM 5.10m x 4.95m (16'9" x 16'3"). Wood floor. Radiator. Double glazed windows either side of a door with double glazed panel to a paved patio and the rear garden.



KITCHEN/BREAKFAST ROOM 6.93m x 5.18m (22'9" x 17'). Granite worktops with a range of cupboards and drawers below and a stainless steel double bowl sink with mixer tap. Granite upstands. Matching wall cupboards with concealed lighting below. Space for an American style fridge/freezer with pull out larder cupboards either side and a cupboard above. 1100mm space for electric range cooker with granite splashback and a stainless steel extractor above. Integrated dishwasher. Island unit with cupboards below. Radiator. Television point. Amtico flooring. Double glazed windows to front and rear aspects. Wide opening through to side hallway.



SIDE HALLWAY 3.75m x 2.43m (12'4" x 8"). Amtico flooring. Radiator. Double glazed skylight window. Double glazed window to side aspect. Panelled door with two glazed panels to the side garden.

UTILITY ROOM 2.43m x 1.95m (8' x 6'5"). Worktops with cupboards and drawer below and an inset stainless steel 1½ bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Amtico flooring. Free-standing oil fired boiler. Extractor. Double glazed window to front aspect.

BEDROOM 4.44m x 3.22m (14'7" x 10'7"). Wood flooring. Radiator. Double glazed windows either side of door with double glazed panel to a paved patio and the rear garden.

On the First Floor:-



LANDING Wood floor. Radiator. Inset ceiling spotlights. Exposed timbers. Double glazed window to front aspect.



OFFICE/NURSERY/BEDROOM 4.97m x 4.75m (16'4" x 15'7"). Radiator. Telephone point. Exposed timbers. Inset ceiling spotlights. Loft access hatch. Low double glazed window to rear aspect.



BEDROOM 1 6.37m x 4.80m (20'11" x 15'9"). Two radiators. Low access doors to eaves storage space on both sides. Exposed timbers. Two double glazed windows to side aspect. Velux skylight window with blind.



DRESSING AREA 4.34m x 1.39m (14'3" x 4'7"). Large built-in wardrobe along one wall. Radiator. Exposed timbers.



EN-SUITE BATHROOM 4.26m x 2.28m (14' x 7'6"). White roll top bath with claw and ball feet and mixer tap with shower attachment. Pedestal wash basin with tiled splashback. WC with concealed cistern. Large tiled shower cubicle with an Aqualisa shower. Wood floor. Chrome towel radiator. Extractor. Velux skylight window with blind.



BEDROOM 2 4.44m x 3.22m (14'7" x 10'7"). Wood floor. Radiator. Television point. Exposed timbers. Inset ceiling spotlights. Double glazed window to rear aspect.



BEDROOM 3 5.56m x 3.88m (18'3" x 12'9"). Radiator. Exposed timbers. Inset ceiling spotlights. Double glazed window to side aspect.



FAMILY BATHROOM 3.22m x 2.89m (10'7" x 9'6"). White roll top bath with claw and ball feet and mixer tap with shower attachment. Pedestal wash basin with tiled splashback. WC. Tiled corner shower cubicle with mixer shower. Wood floor. Radiator. Extractor. Exposed timbers. Inset ceiling spotlights. Double glazed window to rear aspect.

OUTSIDE

The front garden is laid to lawn with a paved pathway which leads to the front entrance door and round to both sides of the property. The majority of the garden is located on the south side of the property and is laid to lawn.



The rear garden is also laid to lawn with paved patios to the immediate rear of the property.



The property is approached via Hall Farm Close which is shared with other residents and leads to a long private driveway to a semi-detached double garage, 6.14m x 4.77m (20'2" x 15'8") with twin doors, concrete floor, overhead storage space, light and power, door to rear.



On the south side of the shared driveway is a large lawned communal garden area with lovely views over the adjacent farmland.

Screened area with plastic oil storage tank.

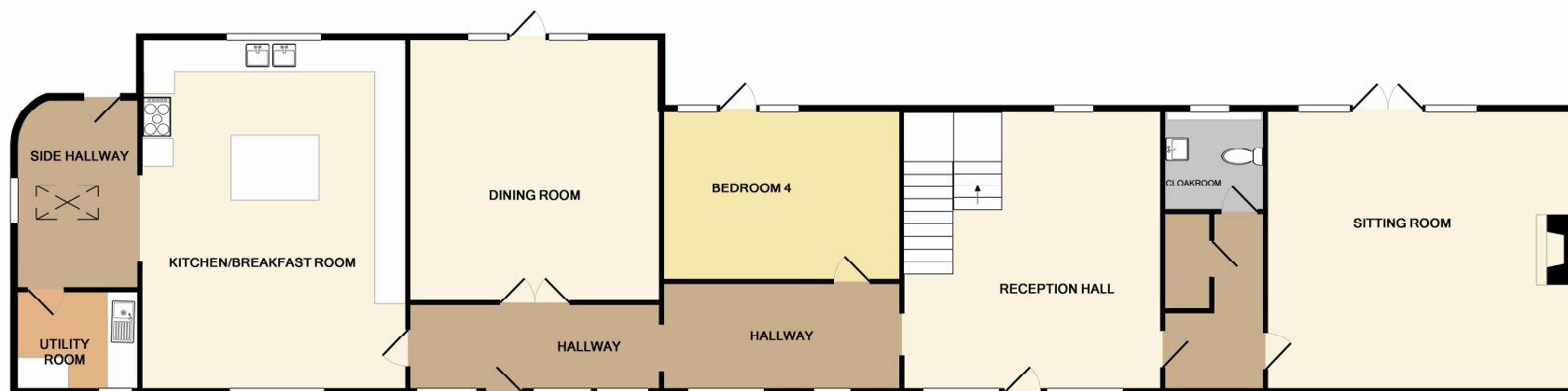
SERVICES

Mains electricity, water and drainage.

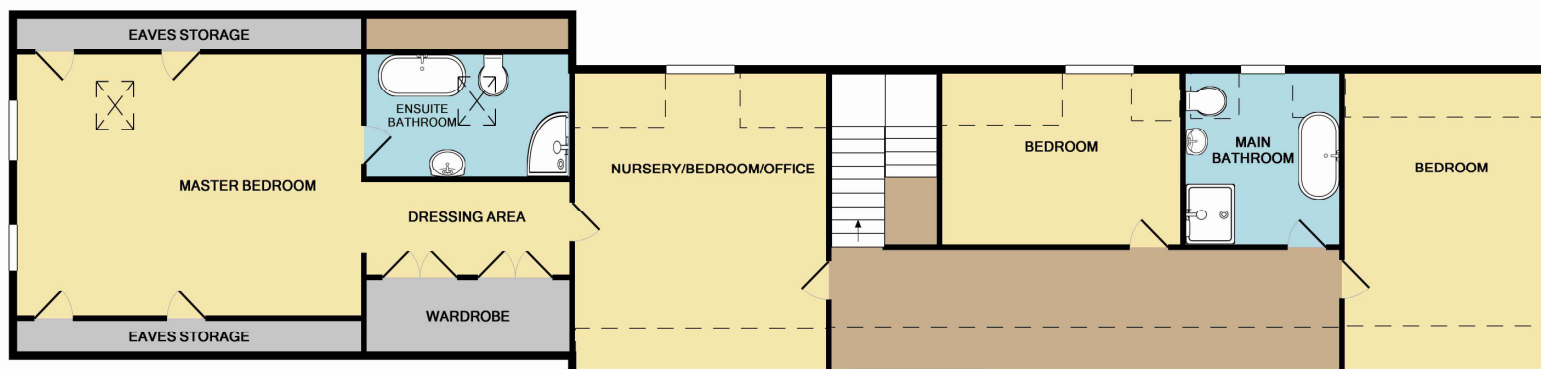
AGENT'S NOTE: The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

These details were prepared in October 2016. Ref. 5988



GROUND FLOOR
APPROX. FLOOR
AREA 1988 SQ.FT.
(184.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1756 SQ.FT.
(163.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3744 SQ.FT. (347.8 SQ.M.)

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