

PRICE GUIDE

£695,000

Hall Street, Briston, Melton Constable, NR24 2LQ

Arnolds | Keys









THE PROPERTY

155 Hall Street, Briston, Melton Constable, NR24 2LQ

Standing in grounds approaching an acre (subject to measured survey) is this highly individual and characterful detached property with additional detached annexe. Located on the edge of this popular Norfolk village, the property has undergone significant and thoughtful refurbishment in recent years with efficiency in mind including a ground source heat pump. The property is believed to date, in part, to the 18th century but has been extended to provide beautifully proportioned accommodation. The main dwelling offers four bedrooms and three bathrooms whilst the annexe offers two bedrooms.

This is an ideal property for those seeking an individual home of character with the possibility of the annexe providing additional accommodation for a relative or potential income. A private viewing is highly recommended.

A highly individual property with a clever blend of traditional and modern styles, all this and standing in almost an acre of grounds complete with a self-contained annexe too.

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INTERNAL

Property Details

ENTRANCE LOBBY
Part glazed entrance door, tiled floor, coats hanging space, door to GARAGE.

SHOWER ROOM/UTILITY
Continuation of tiled floor, level entry glazed shower enclosure with mixer shower, vanity wash basin, concealed cistern w.c., provision for washing machine and tumble dryer.

DINING AREA
This forms part of a superb open plan area enjoying a wonderful panorama over the grounds from the bi-fold doors. There is ample space for dining and the tiled floor leads through to the:

KITCHEN AREA
This is comprehensively fitted with a range of high gloss base and wall cabinets with marble effect work surfaces and matching upstands, inset stainless steel sink unit, inset ceramic hob with filter hood above, built in electric double oven and integrated dishwasher. The open plan design then leads to a further reception area with two steps leading to:

THE BARN
A fabulous reception area with a vaulted ceiling, exposed roof timbers and windows to three aspects with French doors opening to the conservatory. Tiled floor and wall mounted Worcester air conditioning unit.

CONSERVATORY
Fully glazed on a brick wall base with double doors to side aspect.

SITTING ROOM
A lovely light room with window to front and side, exposed ceiling beams, stairs to first floor, magnificent, recessed fireplace housing wood burning stove on pamment hearth with large Bessemer beam mantel. A lobby then leads to:

RECEPTION ROOM
Another light room with windows to the front aspect, exposed ceiling beams, provision for wall mounted TV. This room also leads back to the dining area.

FIRST FLOOR LANDING
With access to roof space.

BEDROOM 1
Radiator, window to front aspect, curtained wardrobe recess.

BEDROOM 2
Radiator, window to front aspect, fitted wardrobe and storage cupboards.

BEDROOM 3
Window to side aspect, vertical radiator.

BEDROOM 4
Windows to rear and side aspects, radiator.

SHOWER ROOM
Corner shower enclosure with mixer shower, concealed cistern w.c., vanity wash basin, wall mounted mirrored cabinet, chrome heated towel rail. Access to roof space.

BATHROOM
Panelled bath with mixer tap, shower attachment and screen. Concealed cistern w.c., vanity wash basin, wall mounted mirrored cabinet, chrome heated towel rail.

INTEGRAL GARAGE
Electric up and over entrance door, storage unit for ground source heat pump and pressurised hot water cylinders, personal side door.

ANNEXE
With air source heat pump.

ENTRANCE HALL
Part glazed entrance door, radiator.

LOUNGE/DINING ROOM/KITCHEN
Double aspect including patio doors to garden area. Two radiators. Range of base and wall cabinets with laminated work surface, inset sink unit, provision for electric cooker. Velux roof light. Under counter fridge/freezer.

SHOWER ROOM
Close coupled w.c., pedestal wash basin, corner shower enclosure, radiator, Velux roof light, fitted store cupboard.

BEDROOM 1
Radiator, window to front aspect.

BEDROOM 2
Radiator, window to front aspect.

OUTSIDE
The property is approached over a large gravel driveway providing ample off-road parking for a number of vehicles. Side accesses then lead to the fully enclosed rear garden which is extensively grassed and with established trees and shrubs to the boundaries. Immediately to the rear of the property is a formal landscaped garden area with two large paved patio areas ideal for alfresco dining leading from the bi-fold dining room doors. The annexe has a garden area enclosed by ranch style fencing.

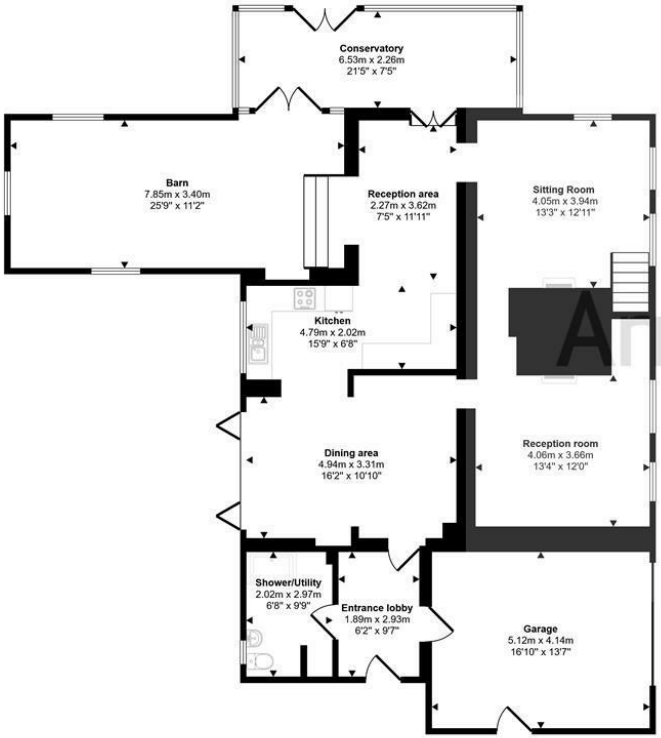
AGENTS NOTE
The property is freehold and has mains electricity, water and drainage. The main house has a Council Tax Rating of Band E and the Annexe Band A. The main house has an Energy Rating of C and the annexe of D. The property is offered with no onward chain as the current owners will be moving into the newly erected dwelling on the adjacent plot to the North.



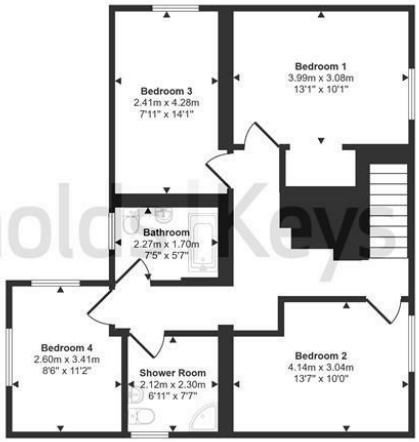




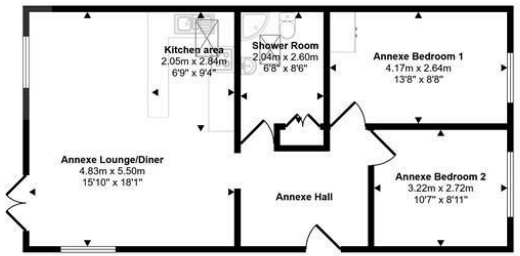

Approx Gross Internal Area
305 sq m / 3282 sq ft



Ground Floor
Approx 167 sq m / 1792 sq ft



First Floor
Approx 76 sq m / 815 sq ft



Annexe
Approx 63 sq m / 675 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







EXTERNAL

Property Details

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LOCATION

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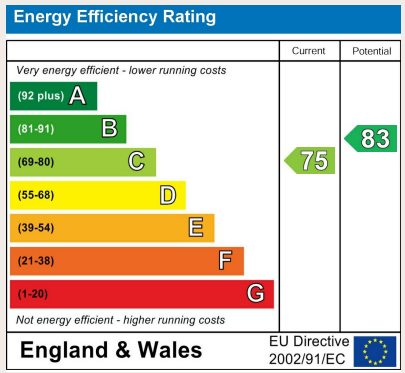
Briston is a charming village in Norfolk, England, known for its peaceful countryside setting and traditional character. Surrounded by green fields and farmland, it offers a quiet rural atmosphere while remaining close to nearby towns and attractions. The village features a historic church, traditional houses, local shops and community facilities. Briston is also close to the beautiful North Norfolk coast, making it a pleasant place for visitors and residents who enjoy walking, nature and the countryside. Its friendly community and picturesque surroundings give Briston a relaxed and welcoming village character.

Energy Performance Certificate



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