



# HEY BARN

Church Road, Reedham, NR13 3TZ

£325,000

**BROWN & CO**



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**Exquisite Barn conversion set in an idyllic Broadland location and within a short walk to the Norfolk Broads.**

## DESCRIPTION

Hey Barn is a stunning barn conversion situated over two floors in the delightful Broadland Village of Reedham. The property boasts a wealth of character and charm with the current owners making various improvements throughout. The property comes to the market in excellent order. You arrive at the property down a private shingled driveway for three properties with parking to the side/rear for two vehicles allocated to the Hey Barn. You enter through a large front door into a lovely reception area. The current owners have introduced a dining room ambience in this open plan space with access to the lounge, kitchen, utility room, cloakroom, sunroom and staircase to the first floor landing. The lounge is the focal point to the property with bespoke features such as the exposed brick fireplace and windows to front and rear aspects with the rear overlooking the gardens and grounds. The elevated sloping ceilings offer plenty of light, with a feeling of space throughout. The kitchen was a recent addition in 2017 and boasts a range of high quality fitted wall and base units with integral appliances. The sunroom addition has provided a perfect space for a playroom/study with access out to the garden. To the first floor there are three spacious double bedrooms off landing with master en-suite and a brand new family bathroom suite (2019). The loft room is accessed through a drop down ladder from the landing with this room offering the perfect space for storage/playroom with full lighting, carpet flooring and plastered walls.

The rear garden is presented in excellent order with an array of mature shrubs and borders. Mainly laid to lawn the garden slopes down from the rear with laid to lawn gardens and a pathway with leads out to the rear access and into the parking area. There are three allocated parking spaces with the Hey Barn.

## LOCATION

Reedham is a village situated by the River Yare, around 6 miles south of Acle and approximately 17 miles from Norwich.

Amenities in Reedham include a shop, post office, two public houses, primary school, a fish and chip shop and a modern village hall. There is also a railway station with a service running between Norwich, Great Yarmouth and Lowestoft.





## DIRECTIONS

Leave Norwich eastbound on the A47 towards Acle and Great Yarmouth. Continue over the Brundall/Blofield roundabout, remaining on the dual carriageway which leads into single carriageway and then back to dual carriageway. Bear left off the dual carriageway at the first signpost to Acle and at the end of the slip road turn right at the mini-roundabout, proceeding above the A47 and then turn right at the next mini-roundabout into Reedham Road. Follow this road through Moulton St Mary and Freethorpe towards Reedham. Continue past Hall Road on the left and take the next turning on the left into Pottles Lane at the signpost for the church. Proceed along Pottles Lane and follow onto Church Road. The property is located on the left as you continue along Church Road and can be found almost opposite to the entrance to Pettitts Adventure Park.

## ACCOMMODATION

**OPEN PLAN RECEPTION DINING ROOM** Carpet flooring, two radiators, exposed beams, exposed brickwork, doors to kitchen, utility room, cloakroom, and openings to the sunroom and lounge.

**KITCHEN** Lino flooring, double glazed window to front aspect, exposed beams, exposed brick, range of fitted wall and base units with soft close hinges, and floor to ceiling pantry cupboard. Integral appliances include sink with drainer unit, double oven and built in microwave. Radiator.

**LOUNGE** Carpet flooring, vaulted ceiling with exposed beams, and exposed brick fireplace with log burner. Double glazed window to rear aspect, radiator, three internal windows above allowing plenty of light into the property.

**UTILITY ROOM** Tile flooring, range of base units with an integral sink and drainer unit, exposed beams, double glazed window to front aspect.

**CLOAKROOM** Modern two-piece suite comprising WC, and pedestal hand was basin with tile splash backs and mixer taps.

**SUNROOM** Lino flooring, range of UPVC windows overlooking the gorgeous garden and grounds.

**FIRST FLOOR LANDING** Carpet flooring, three bespoke internal windows overlooking the lounge, radiator, doors providing access to the family bathroom, bedroom one, two and three, and the airing cupboard.

**BEDROOM ONE** Carpet flooring, exposed beam, fitted sliding wardrobes, double glazed window to front aspect, door to en-suite.

**EN-SUITE** Lino flooring, fully tiled walls with extractor fan above, heated towel rail, WC, sink with mixer tap, and corner shower.









**BEDROOM THREE** Carpet flooring, radiator double glazed window to front aspect, exposed beam.

**FAMILY BATHROOM** Lino flooring, exposed corner beam, three-piece suite comprising bath, WC, pedestal hand wash basin, heated towel rail and half tiled walls.

**LOFT ROOM** Fully carpeted loft room with pull down ladder, pull cord lighting and eaves storage. Exposed beams.

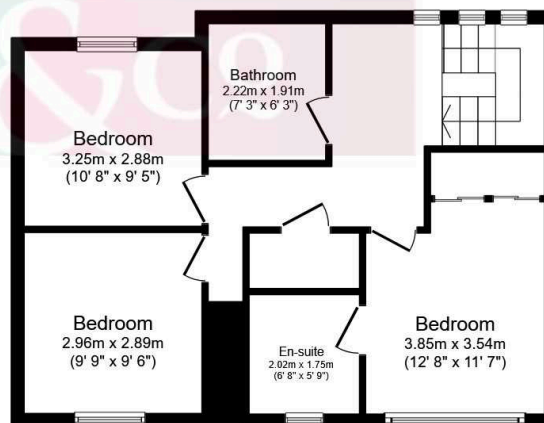
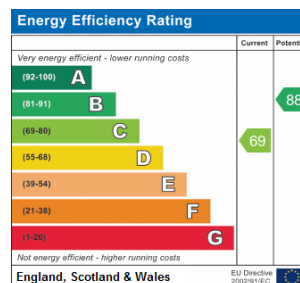
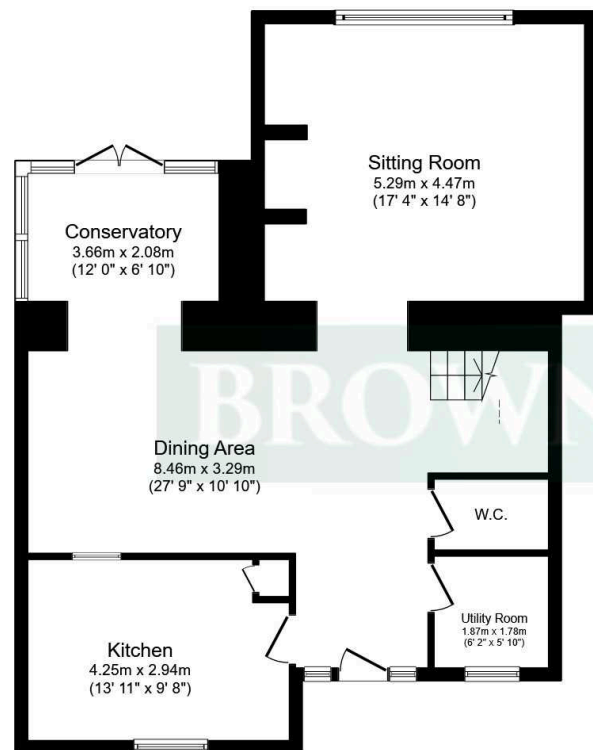
**OUTSIDE** The rear garden is presented in excellent order with an array of mature shrubs and borders. Mainly laid to lawn the garden slopes down from the rear with laid to lawn gardens and a pathway with leads out to the rear access and into the parking area. There are two allocated parking spaces with the Hey Barn.

**AGENT'S NOTES:**

- (1) 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.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

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





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by www.focalagent.com



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