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Long Lane,
Banham, Norfolk

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ESTATE AGENTS



Accommodation comprises briefly:-

- Reception Hall/Dining Room/Snug
- Sitting Room
- Reading Room
- Study
- Boot Room
- Utility Room
- 2 Ground-Floor Double Bedrooms with En-suites
- Guest Double Bedroom with En-suite
- Cinema Room
- 2 First-Floor Double Bedrooms with En-suites
- Single Bedroom with En-suite Access
- Detached Annexe with Kitchen, Sitting room, Double Bedroom and Bathroom
- Double Cart Lodge
- Grounds of Around 1 Acre (STS)



Surrounded by fields stretching for miles around, you will find this fantastic, exceptionally well presented detached 18th century barn conversion with separate annexe, set within almost 1 acre of landscaped gardens and grounds. With almost too many features to list, the barn boasts a combination of 6 bedrooms, all with access to en-suite bathrooms, and masses of versatile living space. Beautifully preserved beams and timbers flow throughout. There has been a vast programme of updating and upgrading the property including the erection of a double cart lodge, new heating system, kitchen, bathrooms, utility room and boot room. The self contained detached annexe provides the perfect space for housing relatives or to be run as a holiday let. Outside, the barn is set well back from the road and approached over a gravel driveway through the gated entrance leading up to the courtyard. To the rear of the barn is a large patio and extensive lawn area. From the gardens there are far reaching views over surrounding fields.





Banham is a beautiful Norfolk village, about 7 miles from the market town of Diss, and known by many for its zoo. Within the village you will find a Post Office, hairdressers, convenience stores and a school. Diss offers a good range of amenities and leisure services, along with strong railway links to London. The market town of Attleborough is also close by, providing railway links to Norwich, Cambridge and Stansted airport. Just under 18 miles away is the city of Norwich, with a vast array of shops and facilities. Norwich offers many rail and bus connections to the surrounding area and further afield including links to London. Norwich airport provides access to many holiday locations in and out of the country.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains electricity and water connected. Private drainage.

Energy Rating: E (Improvements made since certificate was issued)

Local Authority:

Breckland District Council

Barn Tax Band: G

Annexe Tax Band: A

Postcode: NR16 2DF

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £865,000

GROUND FLOOR
3174 sq.ft. (294.9 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 4079 sq.ft. (378.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01379 644822

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB-1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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