

SOWERBYS

Norfolk Property Specialists



9 Hindringham High Barns

Blakeney Road, Hindringham, Fakenham, Norfolk, NR21 0BU

£550,000 No Upward Chain



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



9 HINDRINGHAM HIGH BARNs

Hindringham High Barns are a delightful group of barn conversions, situated in a quiet open countryside location, benefiting from a wealth of character.

Step inside the reception hall and witness the space and light made possible by the fully glazed door and panels to the opposite side. The high specification finish is marked by the exposed brick and flint walls and the tiled flooring. There are open plan accesses to both the kitchen and the main living room. The kitchen is modern and includes a stainless steel cooking range and further appliances. The separate utility room provides space for more cupboard storage and preparation. There is also a separate WC and hand basin. The garage has been partially converted to provide a third bedroom/study, ideal for those buyers looking to work remotely and the front end of the former garage provides useful storage.

The main living room is a beautiful, generous size under a vaulted ceiling and an individually designed red brick fireplace and chimney breast, housing a woodburner stove. Further access to the rear garden is via another door from this room. There is also access to both of the double bedrooms.

The principal bedroom is complemented by a walk-in wardrobe and a delightful en-suite bathroom. The second bedroom also boasts an en-suite shower room.

The outside space is dominated by the well proportioned, enclosed garden to the rear aspect which is part walled and fenced. Whilst the garden is mainly lawned, there is a patio, well stocked borders and the lawn is interspersed with trees and shrubs.

The property is offered for sale with no upward chain and viewing is highly recommended to avoid disappointment.



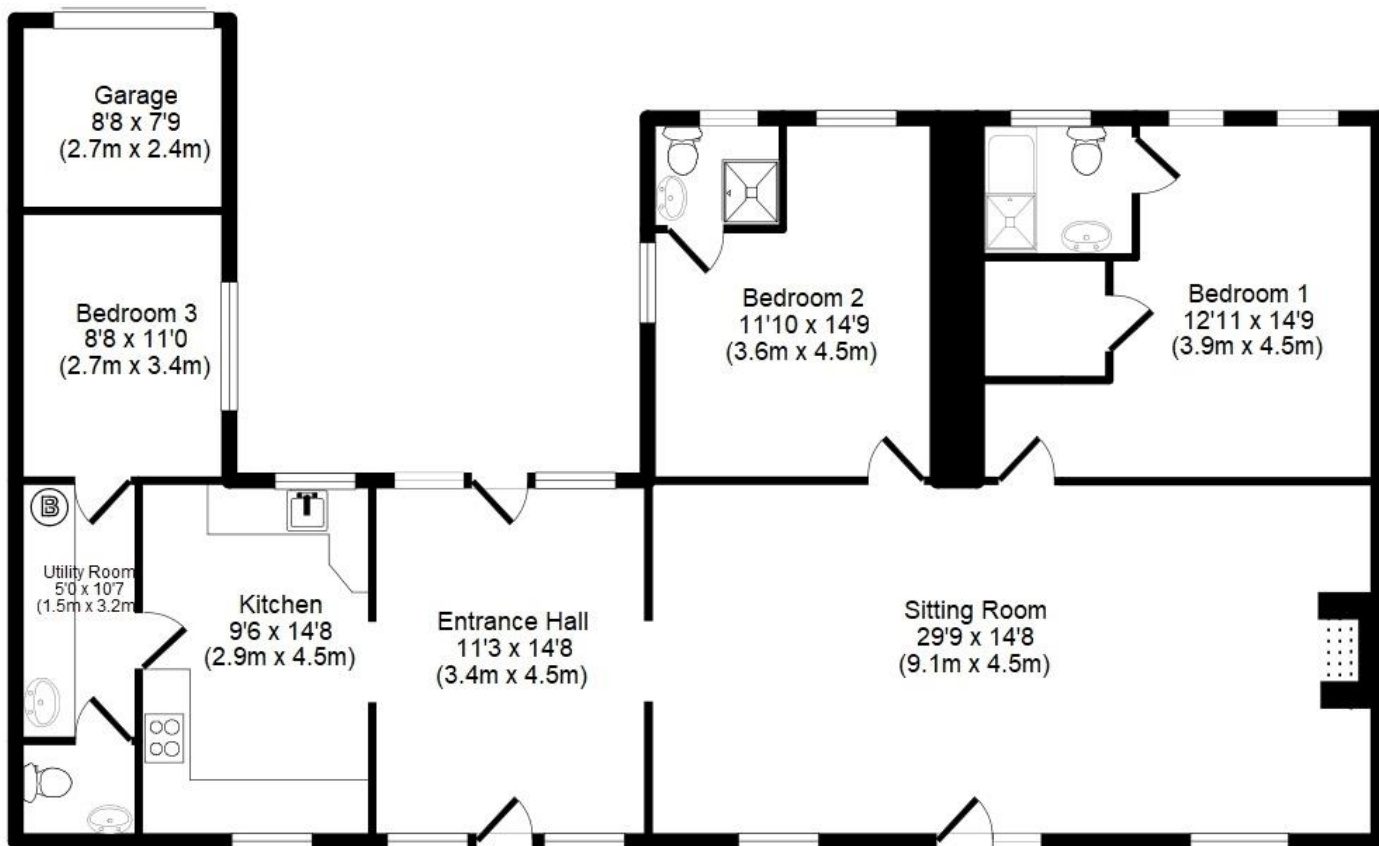
KEY FEATURES

- Small Development of Redbrick Barn Conversions
- Wealth of Character & Charm
- Vaulted Ceilings, Exposed Brick & Timbers
- Three Bedrooms
- Open Plan Living Area
- Two En-Suites
- Partially Converted Garage into Store
- Deceptively Sized Enclosed Rear Garden
- Off Road Parking









Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
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APPROX GROSS INTERNAL FLOOR AREA: 1401 sq. ft / 130 sq. m

HINDRINGHAM

Hindringham is a small rural village situated not far from the unspoilt North Norfolk coast. The village which is dominated by the huge church tower of St Martin, has seen continuous habitation since the Bronze Age. Whilst the property is located in the parish of Hindringham, it is closer to the neighbouring village of Binham, with its beautiful, historic, priory, a unique conceptual farm shop, public house, village shop and filling station. The Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England can also be found within easy reach. The North Norfolk coast, with its many miles of beaches and salt marshes, is also nearby. Hindringham is situated midway between the busy historic market town of Fakenham with its many amenities and National Hunt Racecourse, and the lovely Georgian town of Holt also offering many shops, sports facilities, banks, and good schools.

SERVICES CONNECTED

Mains electricity, water and private drainage. LPG heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

G. Ref:- 2401-3005-0204-6399-6200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Holt Office:
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