



01263 738444
arnoldskys.com



The Granary . Vicarage Lane .
Tunstead . NR12 8HS

The Granary forms part of a pair of single storey period properties, part of this small complex set in an idyllic rural setting, close to the village of Tunstead. The properties have been let as holiday homes and have the potential to alter or rework the accommodation if required. The properties come with a large games room, heated swimming pool and gym room, plus changing rooms. This impressive space could be further developed if required. With excellent access to the Broads network, Wroxham, the beautiful North Norfolk coast and the city of Norwich.

Double-glazed front doors lead to the lounge through dining room of some 19'8" in length, maximum width of 18'9", narrowing to 11'2". There are three electric panel radiators, sealed unit double-glazed windows adjacent to French doors, the room features exposed ceiling beams and built-in cupboard. Opening to a lobby area which in turn gives access to the three bedrooms and the bathroom, opening in turn to the kitchen which offers fitted roll edged work surfaces with tiled splash backs, a range of base and eye level units, built-in electric hob and oven with extractor over, integrated fridge/freezer and double-glazed window to the side.

The three bedrooms comprise of two double-bedrooms and one single room, all featuring electric radiators and all double-glazed windows with exposed ceiling beams. The accommodation is completed with a family bathroom which offers white suite with panel sided bath, wall mounted electric shower and screen, pedestal wash hand basin and WC with useful ceramic tile flooring, double-glaze Velux window to the rear.

The outside space consists of an enclosed front garden with paved and shingled patio and courtyard areas with flower beds and there is an adjacent car parking space close-by.

GAMES ROOM/ SWIMMING POOL COMPLEX

Wood panel door opening to the games room measuring 54'8" x 20' with double-glazed windows to the side incorporating a cupboard. Door to the lobby and door to laundry room measuring 12'4" x 7'10" which features stainless steel double sink unit with mixer tap, work surface and plumbing for automatic washing machine. Door to walk-in cupboard. The lobby gives access to both the ladies' and men's changing rooms and the swimming pool.

The men's changing room measuring 17'4" x 6'6" incorporating shower cubicle and WC, wash hand basin, double-glazed window to the side.

The ladies' changing room measuring 10'11" x 6'10" with pedestal wash hand basin, radiator, double-glazed window to side, shower cubicle, two WCs.

The Pool Room measures 47'4" x 17'9" with heated swimming pool, double-glazed windows to the sides, including roof lights. There are built-in cupboards housing pool controls and a further fitness/gym room measuring some 29'4" x 18'7" max, comprising two radiators, sealed unit double-glazed window to rear and incorporates a room which would be ideal for a sauna if required. Separate oil-fired boiler which serves the pool and radiator heating.

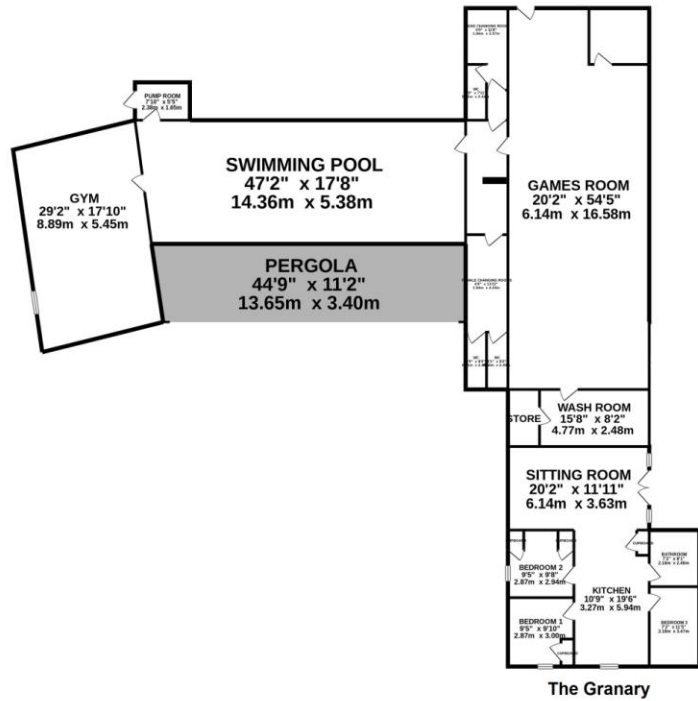
There is a paved space adjacent to the side of the pool, covered by a wooden pergola.



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GROUND FLOOR
4743 sq.ft. (440.7 sq.m.) approx.



TOTAL FLOOR AREA : 4743 sq.ft. (440.7 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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Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



AGENTS NOTES:

The properties are currently run as holiday lets which are booked until October so completion would be after that date by arrangement.

The services are due to be split to the individual properties as opposed to shared, these works are scheduled to happen in October. Further details available at the agent's office.

accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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county@arnoldskeys.com

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