



BOROUGHES BARN

Hall Lane, Crostwick, Norwich, Norfolk, NR12 7BB

£635,000

BROWN & CO

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A beautiful 5 bedroom barn conversion in a private setting in the peaceful village of Crostwick.

DESCRIPTION

Boroughs Barn is an exceptional conversion beautifully positioned in a private setting with fine views over its picturesque gardens and grounds, approaching 0.33 acres (stms). completed in 2021 and constructed of red brick, and brick render under pantile roof the property enjoys wonderful proportions with great care and attention to detail throughout.

The hub of the home is the open plan vaulted kitchen/living area with a superb range of exposed beams and joinery. 7m sliding doors offer fine views out over the grounds with access enjoyed onto the 45ms natural stone patio. The kitchen offers a good range of integrated appliances with entertaining being the forefront when the design was commissioned in 2017.

Boroughs Barn features five bedrooms all located off an impressive inner hallway, the principal bedroom suite enjoys both a dressing room and en-suite shower, the guest bedroom boasts another lovely en-suite shower room and there is a spacious family bathroom with most rooms to the Northeast boundary enjoy Velux windows with a climate control system in place. Further useful rooms include a utility room, cloakroom, and entrance hall.

The property is approached via a curving gravelled drive which leads up to the wooden gated entrance and into the grounds for the barn. The drive leads around to the south of the property where there is extensive parking available. The gardens are wonderfully landscaped and feature a 45ms natural stone patio with direct access into the main living area, there is a raised lawned garden with a fine range of mature



trees which surround the grounds beautifully. There is also a study/ play room which was converted by the current owners to provide a useful office space and there is a shed with a Velux window. There is an opportunity for a two-bay garage or cart lodge subject to the necessary planning consent being forthcoming.

This is a lovely opportunity to live tucked away in a rural setting.

The property features underfloor heating throughout, state of the art insulation for maximum efficiency, aluminium ID Systems, and climate control Velux window system.

Services – Main's electricity, mains water, private drainage system - water treatment plant, oil fired central heating.

LOCATION

Boroughs Barn enjoys a convenient position, being located on Hall Lane. It is close to local amenities in the commuter village of Spixworth and just over 4½ miles north of Norwich city centre. The property is positioned some 2 miles from the sought-after Village of Coltishall, situated within the heart of the Norfolk Broads, within approximately 3 miles of Wroxham with all its shopping and transport facilities, and direct access to the river. There are excellent local shopping and transport facilities in Coltishall itself. With excellent pubs situated on the River Green, together with a coffee shop, Doctors and Dentist. The village is also linked to Wroxham, Buxton, and Aylsham by the popular Bure Valley miniature steam railway (15-inch gauge) and delightful footpath walks, located to the rear of plot 6B.

DIRECTIONS

From Norwich city centre, proceed via Magdalen Street and Magdalen Road. Continue into Constitution Hill, crossing over the outer ring road into the North Walsham Road. Continue along the B1150 North Walsham Road, passing the farm shop on the right-hand side and St Mary's Care Home. Continue along with North Walsham Road passing The White Horse Pub on the right-hand side and then take the next left into Hall Lane. The property is located down a private drive on the right-hand side approximately 150 yards into Hall Lane.



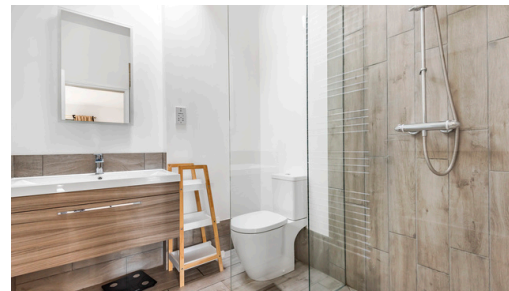
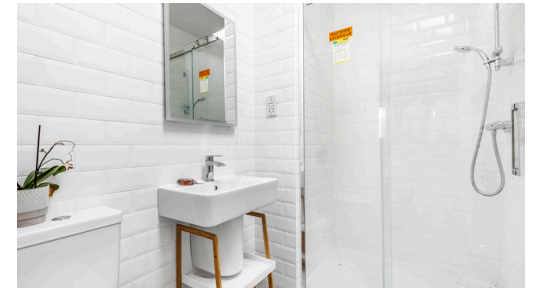
AGENT'S NOTES:

- (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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



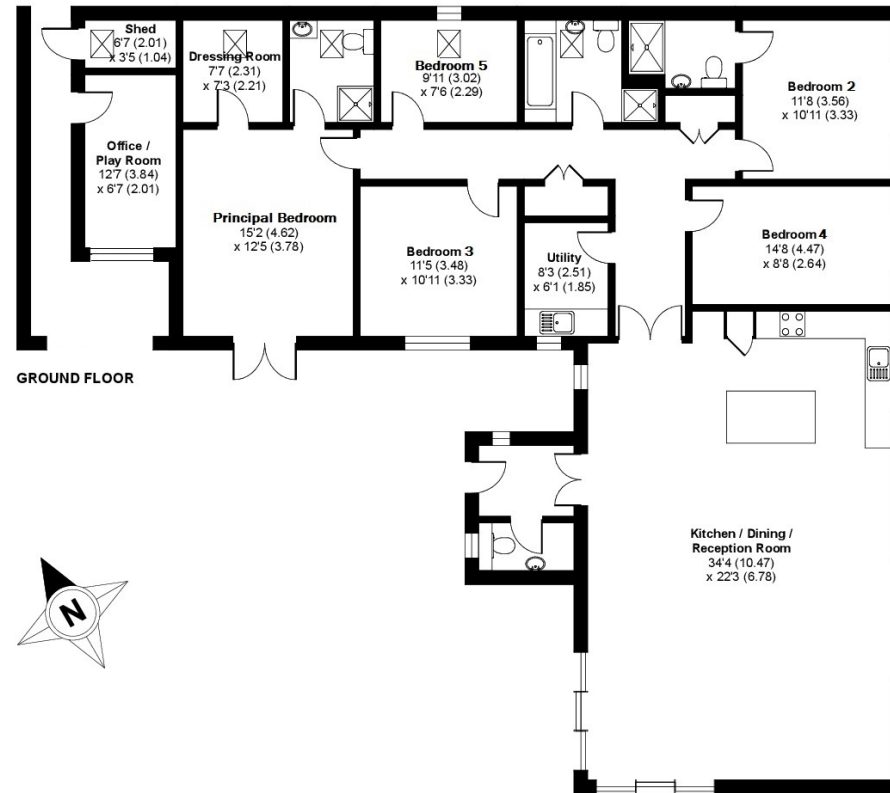
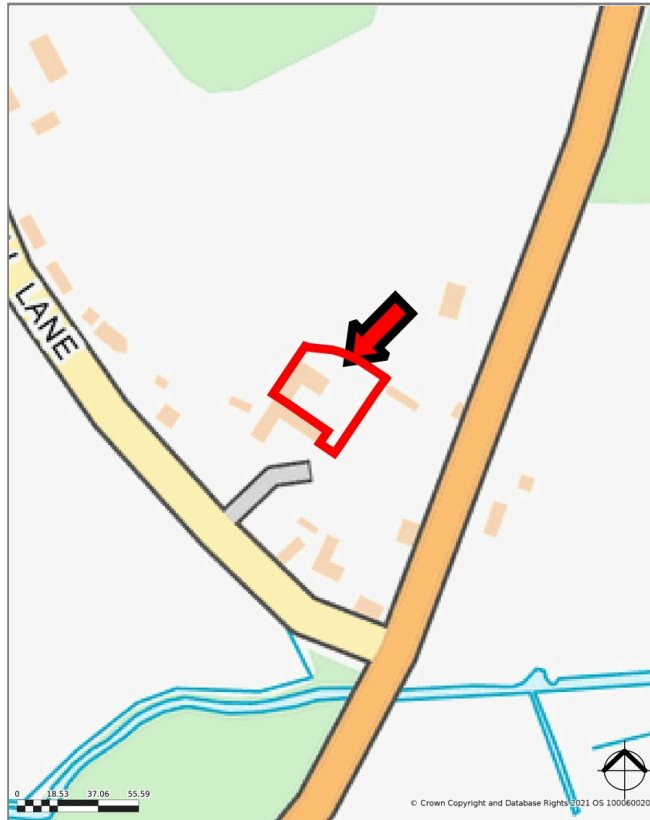
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Approximate Area = 2262 sq ft / 210.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2021. Produced for Brown & Co. REF: 749145

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