

# Arnolds | Keys

COLLECTION



The Old Barn, Happisburgh Road, White Horse Common, NR28 9LL



## Property Features

- Guide Price £500,000
- Character features
- Set back position
- Plenty of off-road parking
- 1.4 acres (stms)
- Three Bedrooms
- Stunning lounge diner with vaulted ceiling, exposed beams, and brick walls
- Potential to extend (subject to planning approval)
- Open fireplace



Located just on the outskirts of North Walsham town is this fine, single storey end of terrace barn conversion. With a plot size of 1.4 acres (stms) and enjoying field views to the rear. Set back from the road offering a degree of privacy and plenty of off-road parking. The barn offers a huge potential to extend to both side and rear and further potential to the internal accommodation.

### ENTRANCE HALL

With glass panel door opening to hall from front. Exposed brick wall, pamment tiled flooring and door leading into the cloaks room.

### CLOAKROOM

Fitted with a two-piece suite comprising WC and wash hand basin and laid with pamment tiled flooring.

### INNER HALLWAY

With doors leading off.

### LOUNGE DINER

Stunning double-glazed full-length picture window to front and two further double glazed windows to rear overlooking the gardens. Vaulted ceiling with exposed beam and full-length exposed brick chimney breast with open fire. Exposed brick wall with high level storage housing water tank, this area also offers the potential to open up to create a mezzanine space.

### KITCHEN

With double glazed window to rear aspect overlooking the gardens. Fitted with a range of handmade, solid wood wall and base cabinets with work surface over and sink inset. Integral eye level Beko oven and grill, electric hob with extractor above. Pamment laid flooring leading through into the utility room.

### UTILITY ROOM

Double glazed window to rear and glass panel door opening to rear garden with shutter. Fitted with a range of solid wood base cabinets with work surfaces and sink inset. Plumbing for washing machine and oil boiler.



### DINING ROOM

With double glazed window to front aspect. Door through to a further inner hallway.

### INNER HALLWAY

Doors leading off, loft access and airing cupboard.

### BEDROOM ONE

With double aspect windows to side and rear with deep oak window seals.







### BEDROOM TWO

Double glazed window with deep oak window seal to front aspect.

### BEDROOM THREE

With double glazed window with deep oak window seal to rear aspect.

### BATHROOM

With double glazed window to rear. Fitted with a four-piece suite comprising shower cubicle, corner bath, WC and wash hand basin.



### GROUNDS

The barn is approached via a driveway which provides plenty of off-road parking and sweeps round to the front of the barn and continuing round to the rear. The front garden is mainly laid to lawn with some flower borders. The rear garden is laid to lawn with established trees and shrubs and enjoys field views to the rear.



### AGENTS NOTE

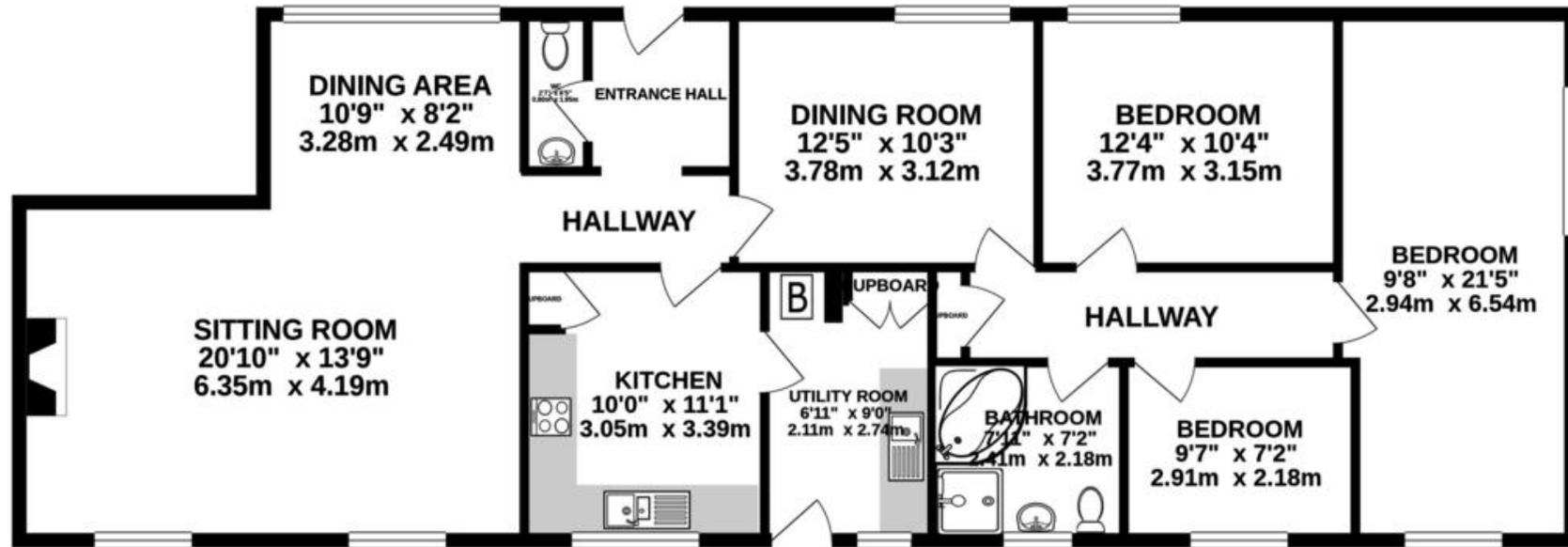
The property is on mains electricity and water, oil fired central heating and septic tank which is shared with one neighbouring property.

The neighbour to the right-hand side of the barn has legal access over the first section of the driveway to gain access to their premises.



# GROUND FLOOR

1289 sq.ft. (119.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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Monday- Friday: 9am- 5.30pm  
Saturday: 9am- 4pm  
Sunday- Closed

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