



The Holkham, Jonas Farm Barns, Cromer Road, Roughton, NR11 8PF

£585,000

- Superbly presented
- 4 bedrooms
- Open plan living
- EPC Rating: C78

****A SUPERB INVESTMENT**** This stunning 4 bed barn conversion located just outside Cromer and is currently holiday rental giving a fantastic return on investment. The barn has a very high occupancy rate and bookings into 2023 and holds a 4* Gold award from the local tourist board.



Property Description

OVERVIEW

Jonas Farm Bams is a beautiful complex of bam conversions just a short drive to the famous coastal town of Cromer, famous for its Victorian architecture, its sandy beach, pier and the local delicacy the Cromer Crab. This particular bam is stunning inside with open plan living areas, exposed timber beams, exposed brick and flint walls, 4 bedrooms, an enclosed private garden and access to the communal swimming pool and gardens. The current owners have run the holiday let successfully for a number of years and have received a very healthy return on investment. The bam will be sold as a going concern with all furniture, fixtures and fittings and forward bookings (by separate negotiation) giving an instant return.

FIRST IMPRESSIONS

The property is accessed via a long shingle drive leading to a parking area. The bam has allocated parking for two vehicles. A timber gate leads to the bam. To the front of the bam is a walled garden and patio area. A solid oak door opens into the open plan lounge/kitchen.

OPEN PLAN LOUNGE KITCHEN

As you walk into the barn you will be amazed by the period features such as original exposed beams, vaulted ceilings, exposed brick and flint walls and the mezzanine landing. The lounge area flows straight into the kitchen area. To one side is an inner hallway which leads to the ground floor bedroom with en-suite bathroom. Doors to all the rooms are timber latched.

The kitchen has a modern range of base and wall mounted units with granite effect worktops over. Integral appliances include a dishwasher, washing machine, five ring Bosch halogen hob with filter extractor unit and downlight over, Bosch double electric oven and grill and a dishwasher. Space for upright fridge/freezer and washing machine. A cupboard houses the oil-fired boiler. Adjustable hanging lights.

A beautiful, exposed timber stairway rises to the mezzanine first floor.



INNER HALL TO BEDROOM 1

Latched timber doors to bedroom 1 and the en-suite. Further doors open to the airing cupboard with hot water tank and immersion heater.

MASTER BEDROOM WITH EN SUITE

Double glazed window to the front and side aspects with laminate flooring (with underfloor heating)

The en-suite has a "P" shaped bath with mixer shower attachment, dual-flush WC and wash hand basin. Wall mounted chrome towel rail heater and extractor fan. Illuminated mirror. Solid tiled flooring and double-glazed opaque window to the side aspect.



MEZZANINE LIVING AREA

The mezzanine has a spacious living area with carpeted flooring and vaulted ceilings and exposed timber beams. Latched timber doors lead to the three bedrooms. Wall mounted radiators.

BEDROOM 2 & EN SUITE

Double glazed to the front aspect and Velux roof light with carpeted flooring, vaulted ceiling and radiator. Latched timber door to the en-suite.

The en-suite has a quadrant shower cubicle, dual-flush WC and wash hand basin. Illuminated mirror, extractor fan and chrome towel rail heater.



BEDROOM 3

Double glazed opaque window to the side aspect and further Velux skylight with vaulted ceilings and exposed timber beams. Carpeted flooring and radiator.

BEDROOM 4

Carpeted flooring, Velux skylight and emergency fire door. Further door to en-suite.

The en-suite has a quadrant shower, wash hand basin, dual-flush WC, extractor fan and Velux skylight. Chrome towel rail heater and extractor fan.



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1519.35 ft²
141.15 m²

Reduced headroom

29.06 ft²
2.70 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

FACILITIES

Within the grounds of the complex is an indoor heated swimming pool for the residents use. To the side of the swimming pool building is a communal garden and children's play area. A further communal building for storage is located behind the barn which also has a laundry room.

FUTURE BOOKINGS

In previous years the barn has attracted a very high level of occupancy and continues to have very healthy bookings for 2022 and 2023.

SITE FEES

Every owner of the barns within the complex pays an annual fee for the upkeep of the grounds, liability insurance and the swimming pool. The current fees are approx. £8000 per annum for this property. The owners of the whole complex of the barns join the board of directors to have an equal say of the running of the complex.

FIXTURES, FITTINGS AND GOODWILL

By separate negotiation.

HEATING

Oil fired central heating. The ground floor has under floor heating throughout.

EPC RATING

CURRENT: C 78

POTENTIAL: B 89

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.