



THE STORY OF

Charis Barn

Roughton, Norfolk

SOWERBYS



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Charis Barn

Church Loke, Roughton,
NR11 8SZ



Stunning Barn Conversion

Immaculately Presented Throughout

Four/Five Large Bedrooms

Two Luxurious En-Suites

Stunning Principal Reception to First Floor

Easy Reach of both the City and Coast

Detached Outbuilding

Highly Versatile Accommodation



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“A celebration of character and heritage”

Nestled within an exclusive cluster of highly desirable barns, Charis Barn is a celebration of all the character and heritage that an old barn can bring to a home, whilst offering drama, sophistication and the versatility required for the ever-changing demands of modern family life.

Arranged across 2,700 sq. ft. striking accommodation, this noteworthy barn conversion enjoys a breath-taking first floor reception alongside four generous

double bedrooms and a versatile study/fifth bedroom. The heritage of the barn has been showcased in parallel with a luxurious conversion where exposed flint feature walls can be found living in harmony alongside hand crafted oak cabinets and lavish bathroom fixtures.





Unquestionably the star of the accommodation is the breath-taking first floor reception, encapsulating all of the drama and volume of the barn with a cavernous, vaulted ceiling and intelligently divided spaces. The splendid oak kitchen provides timeless class, and a central island serves as an ideal threshold to the dining area, which itself is doused in natural light via double doors leading to the delightful balcony. The double sided wood-burner anchors the entire room and gives way to a spacious family seating area beyond.

“...the star of the accommodation is the breath-taking first floor reception...”

Excellent versatility is found to the ground floor with four generous double bedrooms orbiting the spacious central hallway with a further study/bedroom providing invaluable flexibility. A lavish principal bedroom boasts generous proportions alongside a superb en-suite shower room with a full complement of high end fittings.



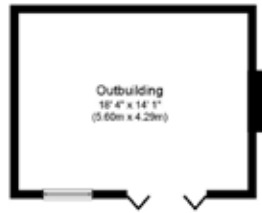




Outside, the barn features an impressive and well-tended front garden with manicured lawns alongside a dining terrace whilst the side garden offers excellent privacy and a sun terrace interspersed with well-stocked, raised beds. A detached outbuilding brings yet more versatility with superb scope for a gym, office or even an enviable entertaining space

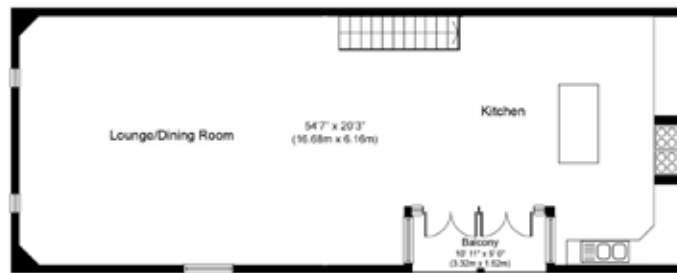
“...a sun terrace interspersed with well-stocked, raised beds.”





Outbuilding
18' 4" x 14' 1"
(5.60m x 4.29m)

Outbuilding
Approximate Floor Area
257 sq. ft.
(23.9 sq. m.)

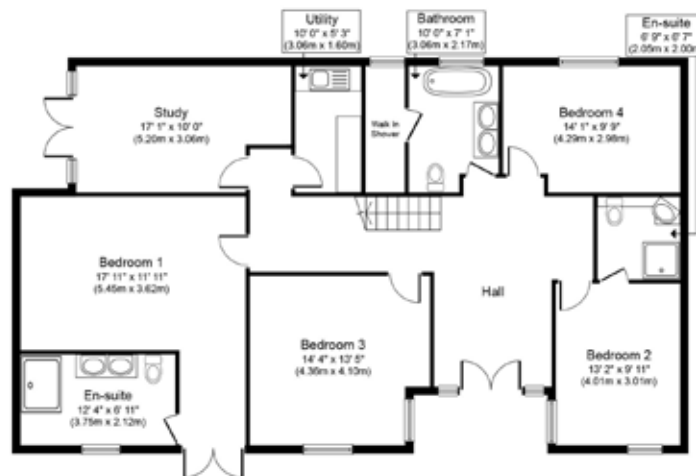


Lounge/Dining Room
54' 7" x 20' 3"
(16.68m x 6.16m)

Kitchen

Balcony
10' 11" x 9' 0"
(3.32m x 2.74m)

First Floor
Approximate Floor Area
978 sq. ft.
(90.9 sq. m.)



Study
17' 11" x 10' 0"
(5.26m x 3.05m)

Utility
10' 0" x 9' 3"
(3.05m x 2.81m)

Bathroom
10' 0" x 7' 1"
(3.05m x 2.17m)

En-suite
6' 9" x 6' 7"
(2.06m x 2.00m)

Bedroom 1
17' 11" x 11' 11"
(5.45m x 3.62m)

Bedroom 4
14' 1" x 9' 9"
(4.29m x 2.98m)

Bedroom 3
14' 4" x 12' 5"
(4.30m x 3.81m)

Bedroom 2
12' 2" x 9' 11"
(3.71m x 2.99m)

Ground Floor
Approximate Floor Area
1,476 sq. ft.
(137.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS

Roughton

IN NORFOLK
IS THE PLACE TO CALL HOME



From National Trust parks to cliff-top walks and country lanes, there are many lovely walks to explore in Roughton. The north Norfolk village has a primary school, shop, pub and the local fish and chip shop!

There are three secondary schools within seven miles, plus Gresham's School in Holt and Beeston Hall at West Runton. The National Trust property of Felbrigg Hall is just two miles away and there are a network of footpaths in the local area.

Renowned for its award-winning sandy beaches, Banksy's Great British Spraycation artwork, and its famous Crabs, the scenic coastal town of Cromer is less than 5 miles away, boasting impressive views of the medieval church, which has the highest tower in Norfolk. There is also the spectacular Victorian pier, at the end of which is a restaurant and a 500 seat pavilion theatre. Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum. The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctors surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).





Cromer Beach

“We love to visit Felbrigg park and the coast at Cromer, its all within easy reach.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0050-2270-1453-2022-5865

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.

TENURE

Freehold.

SOWERBYS



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