

Arnolds | Keys



Holt Road, Heydon, NR11 6RD
Guide Price £1,200,000



Property Features

- Barn Conversion
- Five Bedrooms
- Five Reception Rooms
- Approx. 4650 sq ft Accommodation
- Approx. 1.2 Acre Plot
- Five Bathrooms

This five-bed barn conversion was originally built around 1800 and has been sympathetically converted in the 1990's – pairing a staggering 4,650 sq ft of contemporary, modern living space with traditional country charm, with original features including exposed timbers, brickwork and vaulted ceilings.

Built over two floors, and with five reception rooms this family home offers an unrivalled amount of flexibility to suit your family needs. The current set up on the ground floor means that you can entertain guests in the kitchen/breakfast room and sitting room, while the bedrooms are on the opposite side – creating a quiet and peaceful space to rest.

Entering the home, you are greeted by an impressive hallway which sets the feeling of this home throughout, with natural light streaming through the windows to both the north and south elevations, plus a beautiful central timber staircase leading to the galleried first floor landing. The high ceilings mean you will never need to wonder where to put the Christmas tree again in a room of this magnitude.



The natural light continues to flood this bright home with the kitchen/breakfast room's eastern elevation fully glazed and with access to the courtyard area, this is an ideal space for entertaining and soaking up the morning sun. For the designated family cook, the kitchen has everything you need to entertain. Ample storage in this room means you can safely store your ingredients and equipment to keep your worktops clutter-free. Integrated appliances including fridge/freezer and dishwasher and completing this impressive room is a total control all electric Aga. Beyond the kitchen/breakfast room is a good-sized utility room with further storage cupboards and space for the noisier appliances to be kept away from the main reception rooms. For all the dog owners, there is a shower room just off the utility room and a door leading to the courtyard, which makes this is a perfect space to wash your dogs after a long walk in the local countryside. This home is extremely dog friendly with the external space being enclosed, to allow for your pets to enjoy the 1.2 acres this property sits on.

Adjoining the kitchen/breakfast room is a 20ft sitting room with exposed brick to two of the walls and a log burning stove, where you can cuddle up in front of the fire with the kids on Sunday afternoons watching movies.

This property has a choice of two separate home office rooms with one directly off the sitting room, completed with vaulted ceilings and full-length windows to the front aspect.



On the opposite side of the entrance hall is an almost mirror image room adjoining the 20 ft dining room which currently holds a dining table which can seat 12, but this room is capable of a much larger table, perfect for the dinner parties you could host at this impressive family home.

The current owners have commented that their family loves to visit as they feel like they have their own space, and this is no more evident than the ground floor bedrooms of this property.







With four double bedrooms, with two which include en suite bathrooms and a further family bathroom servicing the other two bedrooms. If you felt that this home actually offers too much space then with a separate drive to the side of these bedrooms and a door from the courtyard, this could be a perfect location to create a bed and breakfast business (subject to the relevant consent).



To the first floor of this magnificent home, which is accessed by the timber staircase you are first greeted by the spectacular panoramic view of the gardens through the full length floor to ceiling windows – a sight you will never tire of! This space also opens up to create a further reception room with vaulted ceilings and exposed brickwork.

Further on the first floor, is a generous principal bedroom which leads into a fantastic en-suite, with a four-piece suite comprising freestanding roll top bath, shower cubicle, high level w.c. and wash hand basin. But the space in this impressive suite does not stop there. It also benefits from a spacious walk-in wardrobe, with plenty of hanging space.



OUTSIDE

To the front of the property, you enter through electric gates which lead to an enclosed cobbled parking courtyard and access to the 6 bay car port. Within the car port you also have a door offering access through into the storeroom. The drive to the front also has a separate access to the side and rear of the property.

Just like the inside of this home, the outside space is also remarkable. With the large part of the garden to the rear, you also have excellent privacy with a range of mature treeline and hedge borders. The garden is beautifully landscaped and is mainly laid to lawn with flower and shrub planting and trees, including fruit trees (apple, plum and pear). There are also neatly zoned areas that include a paved cobbled courtyard area and fenced vegetable garden. There's a space for everyone and a spot to grab the early or late sun all year round!

SELLERS INSIGHT

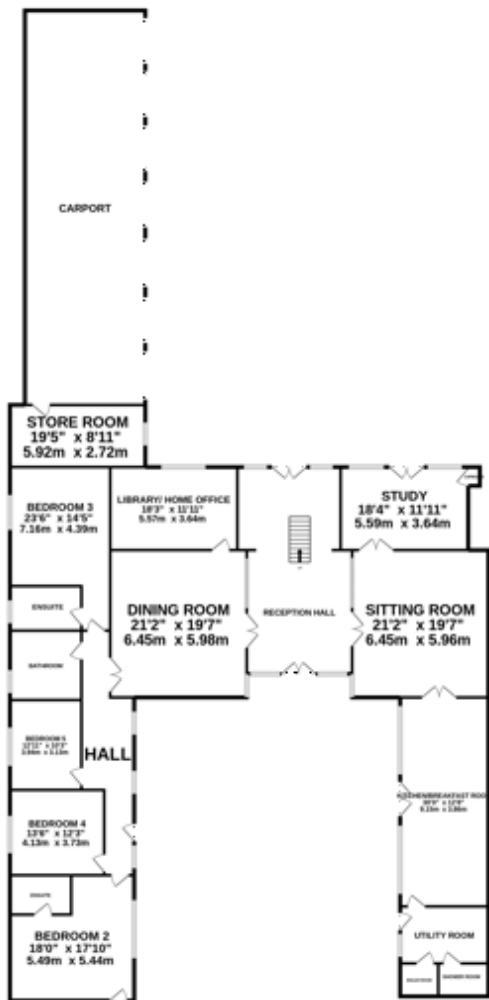
The current owners have lived in the property since 2011 and have found it to be a wonderful family home. They commented that 'it is a very calming house and feels very relaxed'. They also love the versatility of the property, and allows you to grow into the home and for it to truly be your 'forever home'. They have completed a lot of work in the garden, to fully appreciate the peace and quiet and even mentioned that you could hear and see the local owl and deer.

LOCATION

The location is excellent, while Lime Kiln Barn is in a rural position it is located only about 1.5 miles from the village of Heydon and 2 miles from the village of Corpusty where you will find a range of amenities in both of these excellent villages, including public house, shop & post office, bakery and tea shop.

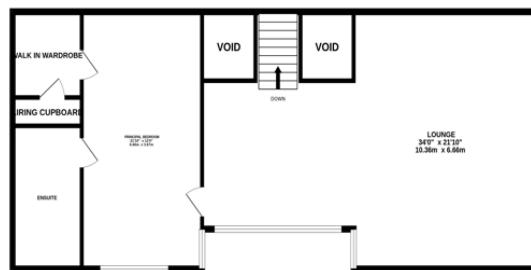
The historic market town of Holt and Aylsham are approximately just 10 minutes from the property in either direction, with the traditional seaside town of Sheringham just 20 minutes car journey.

GROUND FLOOR
4007 sq.ft. (433.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



AGENTS NOTES

The property is freehold.
Council tax band is G - Approx. £3377 per annum
North Norfolk District Council

The property has oil fired central heating, septic tank drainage and water supplied via a borehole.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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. 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 £210. 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 £250. 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.