



West Barn  
Morley Road | Moulton St Mary | Norfolk | NR13 3NQ

# PICTURE PERFECT



“Converted by a local builder around 20 years ago, this impressive barn has never before come to the market. A beautiful character home with great attention to detail and a superb layout, it also has an annexe, workshop and lovely garden too. The rural location is a delight, with amenities less than two miles away in the neighbouring town.”



# KEY FEATURES

- A wonderful Linked Detached Barn Conversion with a Two Bed Annexe in the village of Moulton St. Mary
- Four Bedrooms including Ground Floor Bedroom and Shower Room
- Principal Bedroom with En-Suite and Dressing Room; First Floor Bathroom
- Kitchen/Breakfast Room, Pantry and Separate Utility Room; Ground Floor WC
- Impressive Dining Hall with Mezzanine Landing and Full Height Ceilings
- Two Reception Rooms; Study and Garden Room
- Two Bedroom Annexe with Sitting/Dining Room, Kitchen, Shower Room and Mezzanine Level
- Gated Brick Weave Drive, Cart Bay Garage and Workshop
- Courtyard Garden and Enclosed Lawns with Field Views
- The Accommodation extends to 4,118sq.ft inc Annexe
- Energy Rating: E

The owners of this wonderful home were the first to live here after employing a local builder to convert it around 20 years ago. This first conversion resulted in an incredible home where they've been happy ever since, and now as it comes to the market for the first time, make sure you're first in line to view – don't miss the chance to make it your own!

## Entwined With Local History

Where to start? This attractive barn conversion is spacious, well designed and very appealing and comes with a two-bedroom annexe, large workshop, courtyard and garden, with a plot of around 0.3 acres. The owners enjoyed working on the project with the builder, firstly having the former stables converted into the annexe, then living there while the main barn conversion was in progress. During the project, they were able to use some reclaimed materials from the former hospital at what is now St. Andrew's Park, built in 1814. Many of the doors here are from the hospital, as well as some of the cast iron radiators on the first floor and the large cupboard in the kitchen. As the barn isn't listed and the conversion was from scratch, the owners were also able to add in everything they wanted. It's therefore as practical as it is attractive, with a generous utility room, lovely pantry, a dressing room in the luxurious master suite and plenty of storage.





# KEY FEATURES

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## Spectacular And Spacious

The owners were keen to showcase the majesty and scale of the building whilst still creating a home that's usable and comfortable. As you enter through the hallway and step into the vast dining hall, you get a real sense of the original barn and of the space on offer. This room is easily large enough for both seating and dining areas. To one side is the breakfast kitchen and a large study, while to the other side is the main sitting room, complete with feature fireplace housing a log burner. Two sets of double doors lead into the bright and enticing garden room. There's also a ground floor double bedroom, shower room and a further reception – ideal as a suite for guests or for older children. Upstairs, in addition to the master suite, there are two further bedrooms sharing a bathroom with bath and separate shower. The galleried landing faces west and is a lovely spot in which to curl up with a book or to sit and watch the sun setting over the fields.

## Meeting Every Need

The barn has proved a very sociable home and the owners have enjoyed many parties here. With the two-bedroom annexe, there's plenty of space for guests or weekend visitors! But it's also a home where you can relax away from it all. You have the security of neighbours but you're not in each other's pockets and you have a great deal of private outside space. The courtyard is a real suntrap and the main part of the garden gets the sun all day. The workshop is perfect for anyone handy or those who have hobbies and enjoy having the space in which to indulge them. Head out from the barn and you can walk along a path through the fields to Beighton. Acle is less than two miles from the house and has schools, a station, shops and so much more. In fact, the barn is only 20 minutes from the centre of Norwich, so it's a great place from which to embrace country life without having to travel far for everyday amenities.































THE ANNEXE











# INFORMATION

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## **On The Doorstep**

Moulton St Mary is situated to the east of the city of Norwich on the outskirts of the popular market town of Acle, which offers a good supply of local shopping and leisure facilities as well as schools for all age groups. Recreational facilities in the area offer an excellent range of walks and cycle routes. Within the market town of Acle there is a train station offering access to both Great Yarmouth and Norwich.

## **How Far Is It To...**

The village of Moulton St Mary offers great access to the A47 Southern bypass and is approximately 15 minutes from Norwich with its major shopping centre and main line train station to London as well as the international airport. Acle lies in between Norwich, which is approximately 15 miles west, and Great Yarmouth, approximately 8 miles east. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

## **Directions**

Leave the city of Norwich on the A47 heading east towards Acle passing the villages of Brundall and Blofield. Continue along the A47 passing Burlingham and Lingwood and then take a turning on the right onto the B1140 heading towards Beighton. After a short distance turn left onto Sandy Lane and then take a turning on the left onto Morley Road, where the property will be found on the right hand side.

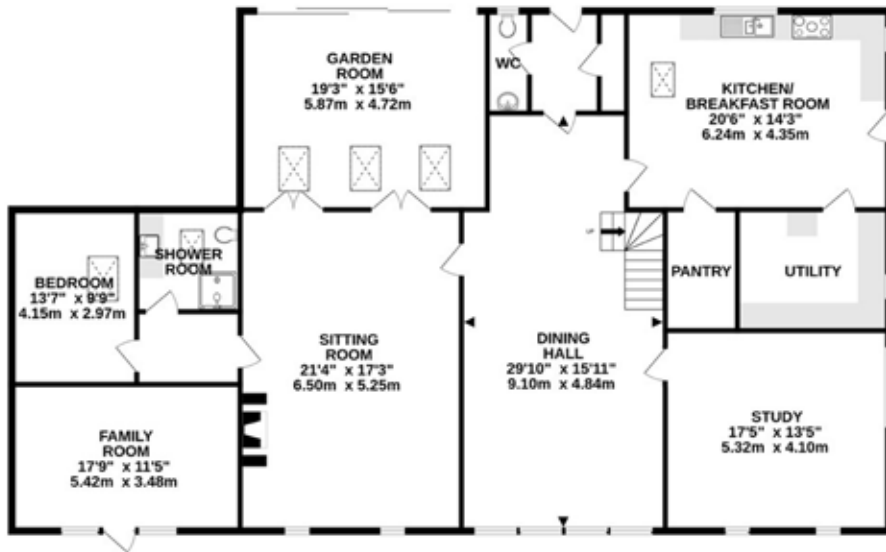
## **Services, District Council and Tenure**

Oil Central Heating, Mains Water, Private Drainage via Treatment Plant  
Broadland District Council - Council Tax Band F

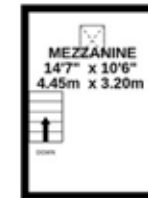




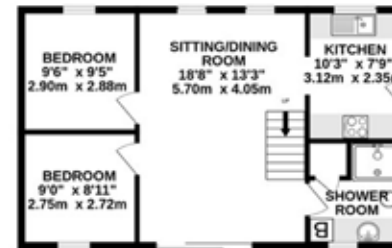
1ST FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



GROUND FLOOR  
2484 sq.ft. (230.7 sq.m.) approx.



MEZZANINE  
154 sq.ft. (14.3 sq.m.) approx.



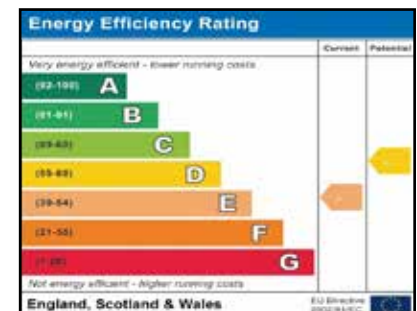
ANNEXE GROUND FLOOR  
502 sq.ft. (46.3 sq.m.) approx.



WORKSHOP  
433 sq.ft. (40.2 sq.m.) approx.

FLOOR AREA - MAIN HOUSE : 3413 sq. ft. (316 sq. m.) approx.  
TOTAL FLOOR AREA : 4551 sq.ft. (422.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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