



Holstein Barn
Watton Road | Hingham | Norfolk | NR9 4NN

BEYOND COMPARE



“High-spec, high-tech and big on style and space, this is right up there with the very best of barn conversions. Offering a slice of country living with a great deal of luxury, it’s got so much to offer. Perfect for entertaining and fabulous for any family, you’ll see wildlife in the surrounding fields and enjoy wide open views and rural bliss, yet you can walk into town for all your day-to-day amenities.”



KEY FEATURES

- A stunning Detached Barn Conversion, situated in the popular Georgian Market Town of Hingham
- First Floor Principal Bedroom Suite comprising of a Dressing Room with Two Walk-In Wardrobes and a Spacious En-Suite Bath/Shower Room
- Four Further Bedrooms all with En-Suite Showers, Two with Walk-In Wardrobes
- Large Kitchen/Breakfast Room with Separate Utility Room, Comms Room, Coat and Boot Room
- Sitting Room, Dining Room and Mezzanine Level
- Studio Room/Office with WC
- Triple Garage with Large Area for Parking
- The Accommodation extends to 5,044sq.ft inc the Garage
- Energy Rating: C

An extraordinary and enviable newly-converted barn with a huge amount of space and a great deal of style, this is a home you can't help but admire. All the work has been done by an experienced team with an impressive eye for detail, finished to an incredibly high standard including lots of little touches that will make it a very comfortable and easy home to live in.

Well Equipped

Unusually, the barn has underfloor heating on both the ground and first floor. It's been well insulated throughout and warms up quickly with sun streaming in. And of course, the stylish Scandi log burner will add to the atmosphere and keep you cosy on even the coldest of evenings. The barn has smart lighting, heating and sound, so you can control everything from your phone and set it all to your personal preferences, wherever you are. Want to wake up to your favourite radio station? Easy. Want mood lighting for an evening supper with friends? You've got it. Naturally you'll find quality materials throughout the barn, including granite worktops, stylish sanitary fittings, beautiful herringbone flooring and patterned tiles in the bathrooms.





KEY FEATURES

Room For All

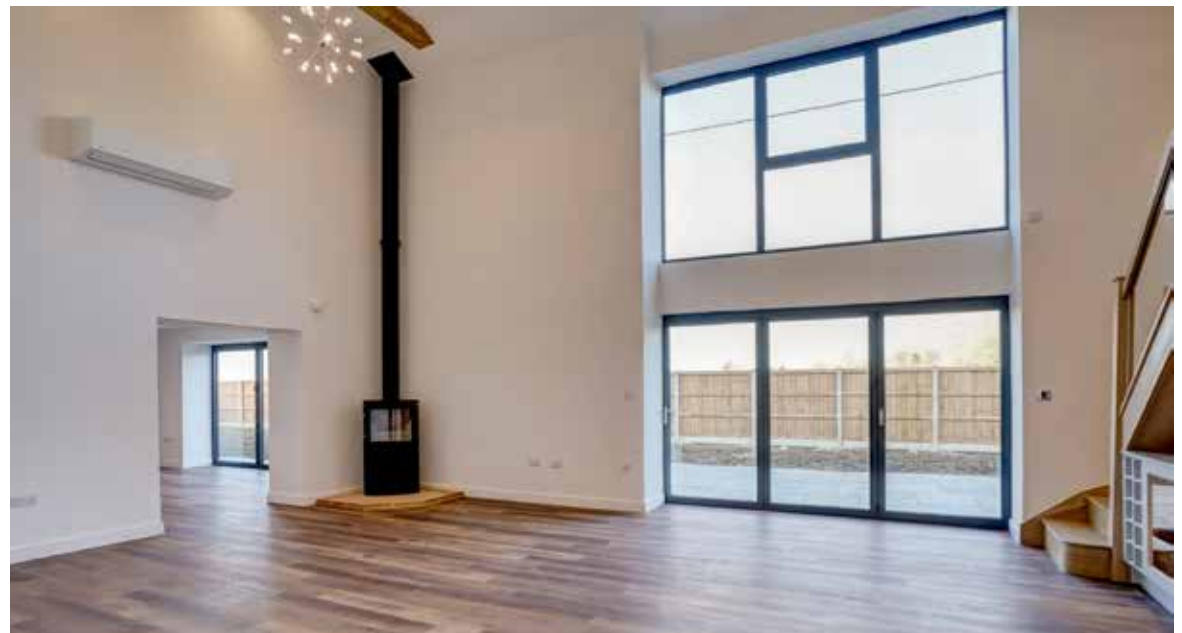
This is a place built with modern lifestyles in mind and it's perfect for anyone who loves having a houseful, or who wants space and privacy. Each bedroom has its own bathroom, with the master having two walk-in wardrobes around a central dressing room. The master en-suite has a bath, separate shower and two basins, while the views over fields are lovely. This suite is reached by its own staircase, so it's wonderfully private. Two other bedrooms also have walk-in wardrobes, so there's space here for quite the collection, whether it's clothes, bags or shoes that's your weakness.

Host A Crowd In Comfort

The main living areas are sizeable and have an easy open feel, whilst still being distinct. The magnificent kitchen breakfast room will satisfy the most demanding of cooks and has plenty of space for dining and two sets of bifold doors onto the south-facing patio beyond. The separate sitting and dining rooms also have bifold doors opening to the garden and there's a useful and practical utility room too, as well as a mezzanine giving you a real sense of just how large the barn is. Connecting the garage and the barn, you'll find a delightful studio with a cloakroom, so you can indulge your hobby, create a games room, a home office, a family space or whatever you want. Again, bifold doors allow the light to pour in and offer a connection to the garden. It's rare to find a barn with such an effortless flow between the inside and outside space. In addition to the reception rooms, two of the bedrooms also open onto the garden.

Country Chic

Currently a blank canvas, the garden offers plenty of space and opportunity. Sun yourself on the south-facing patio or relax in the sheltered courtyard outside the bedroom and studio. You're down a long drive, set well back from the road among the fields, so there's lots of wildlife for you to see. A pair of red kites can often be spotted, in addition to all the usual suspects. It's a peaceful and attractive place in which you can breathe in the fresh air and feel truly relaxed. You'd never know the town is just half a mile away. Hingham is both attractive and well-served, with an award-winning surgery, highly-regarded primary school, shops, places to eat, sports facilities and more. Norwich is within easy reach, as is the A11, so if you travel frequently for work, you're in the right place!

























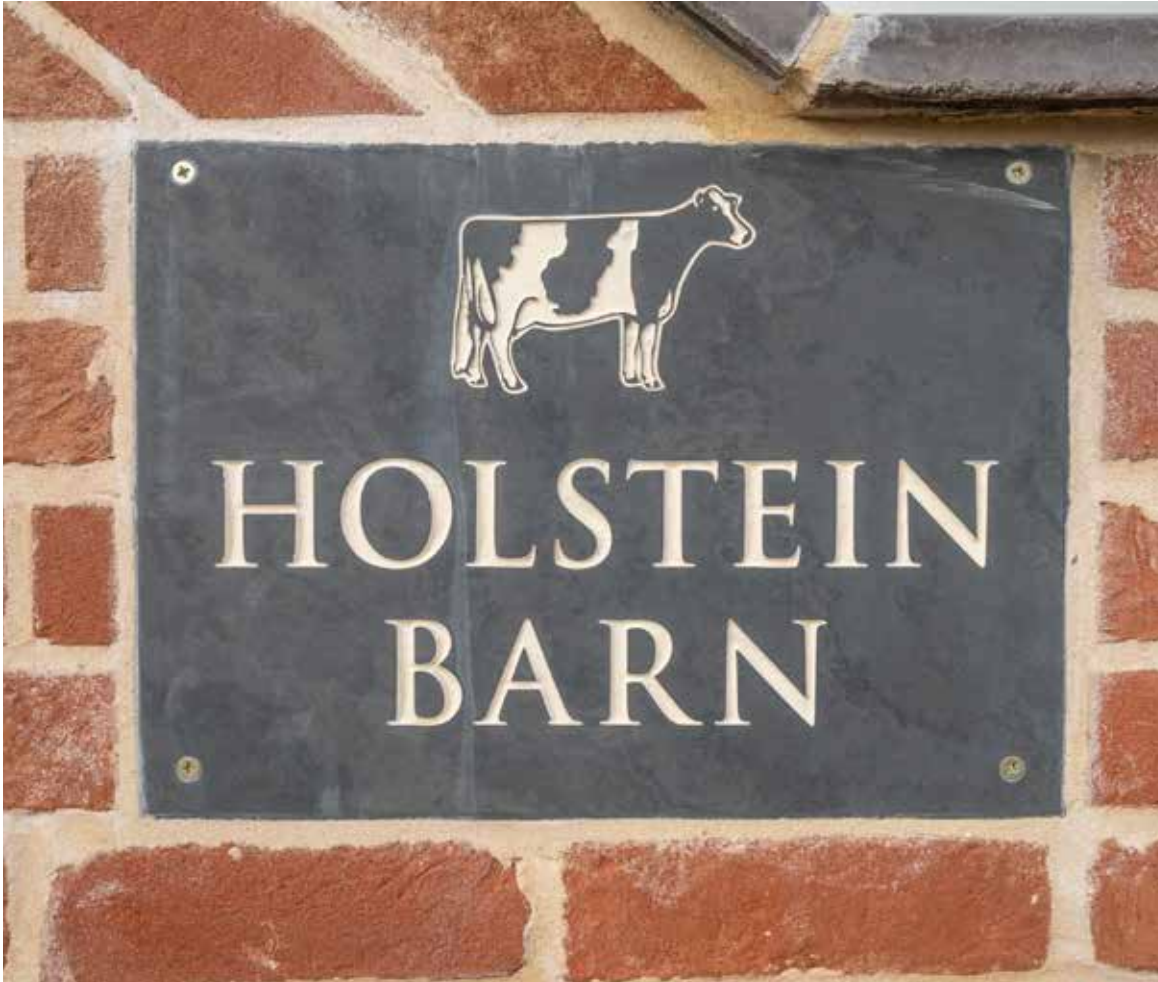








INFORMATION



On The Doorstep

Hingham offers a large range of amenities, including a superb public house, a very good small store, dental surgery, doctors, newsagent, post office, several cafes and takeaways as well as a superb primary school. The nearby market town of Dereham offers a broader range of amenities including two superstores, supermarkets, a leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?

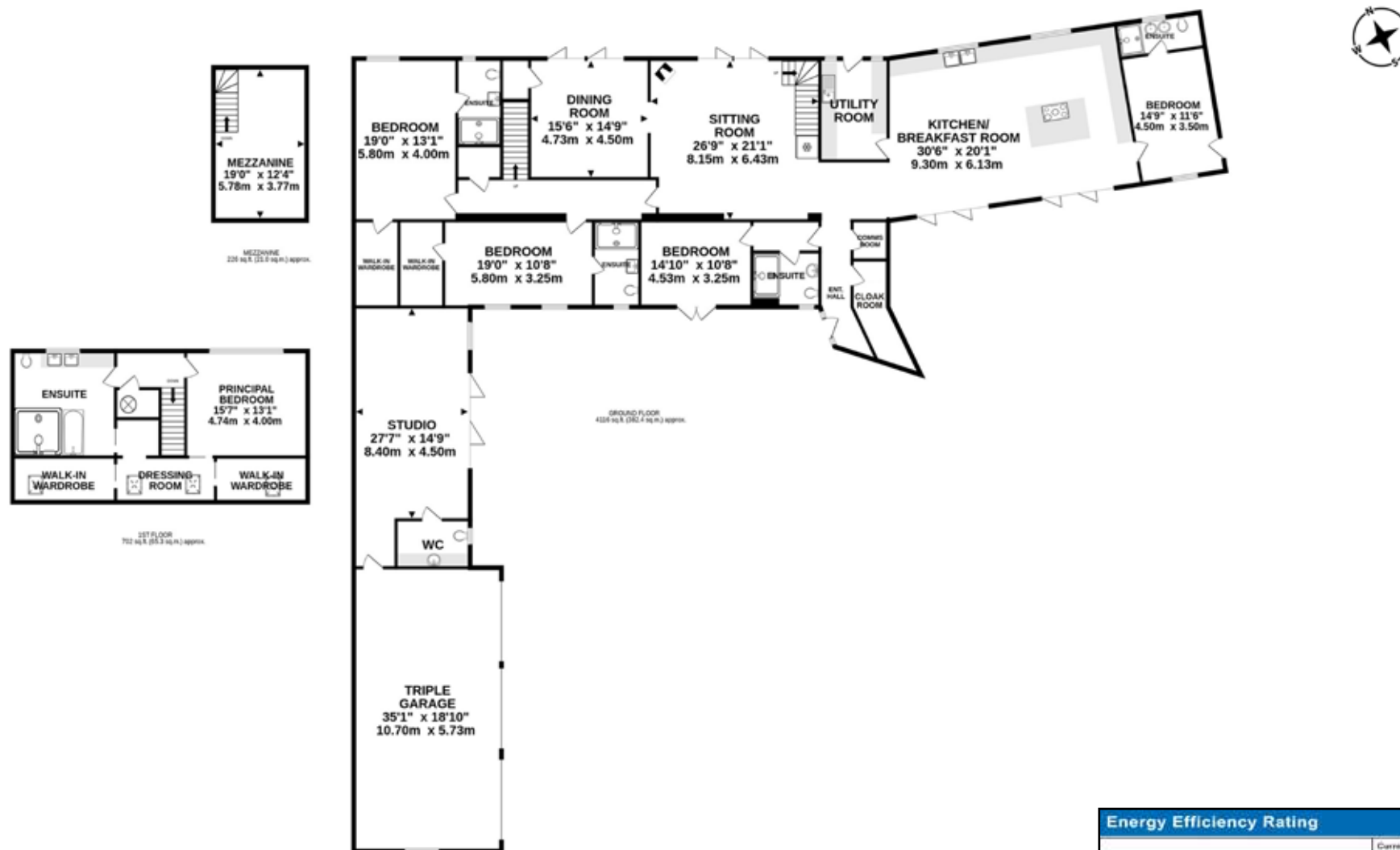
Hingham lies approximately 8.5 miles south of Dereham, 15 miles south west of Norwich and 21 miles south of Fakenham. There is easy access to the county's best golf clubs and the historic city of Norwich is only a half an hour drive away offering a direct rail link to London Liverpool Street with a fastest journey time of 1 hour 30 minutes and an international airport. There are numerous places of interest to visit, such as Thetford Forest, the Norfolk Broads and the North Norfolk coast, which are all an easy drive, as is the heritage mid-Norfolk railway in Dereham (a Dad's Army location).

Directions

Leave Norwich on the B1108 passing through the villages of Barford and Kimberley. Proceed through the Georgian market town of Hingham, passing the Hingham Sports and Social Club on your right hand side. Continue on the B1108, the barn is then found on the right hand side, clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

Underfloor Heating via Air Source Heat Pump, Mains Water
Private Drainage via Treatment Plant
South Norfolk District Council – Council Tax Band - Not Assigned
Freehold

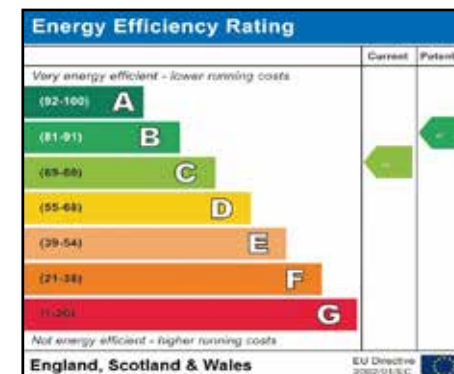


TOTAL FLOOR AREA (INC. GARAGE) 5044 sq. ft. (468.6 sq. m.) approx.

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
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