



The Old Barn  
Kennel Loke | Gorleston | Norfolk | NR31 6JU



# TEE BY THE SEA



“A stone’s throw from a golf course that sits next to the beach, walking distance from shops, schools, restaurants and more, yet totally tucked away at the end of a no-through road, this barn-style home is perfectly placed to offer the best of all worlds.

The sheer scale of the building is shown to best advantage in the triple-height reception room, while the flexible layout lends itself to family life and to entertaining.

A south-facing garden, enclosed on three sides and sheltered from the wind, is the icing on the cake.”







# KEY FEATURES

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- An Attractive and Spacious Three Storey Barn Conversion, located on the Desirable Road of Kennel Loke in Gorleston
- Walking Distance to the Local Golf Course and Gorleston's Beautiful Sandy Beach
- Beautifully Presented with Lots of Character and Quality Fixtures Throughout
- Four Double Bedrooms; Master with En-Suite
- Four Reception Rooms including a Fantastic Games Room
- Attractive and Private Garden
- Double Garage and Ample Off Road Parking
- The Accommodation extends to 3,076sq ft
- Energy Rating: D

Gorleston is an attractive seaside town with a nostalgic feel, a pretty promenade and a lovely sandy beach. This house is nicely hidden away, off the beaten track, balancing the best of town and country. There's masses of space within the house and while it has grand proportions, it's also very comfy and welcoming. The owners have raised their family here, and as they now move on themselves, you could soon be enjoying the enviable lifestyle on offer.

## An Unusual Story

This is rather a unique property. It's said to have been built for Val Doonican back in the 1970s, as his best friend lived next door. Val's loss has been the owners' gain – and that of the occupants before them – as this has been a very happy home to them for well over 20 years. Built in the style of a barn, it has heaps of character, including oak timbers, beautiful wooden flooring, a large brick fireplace with inset woodburner, and more besides. The owners have found this to be a great place to raise their children, with the large open rooms where you can be together, plus a sense of space that allows you to spread out and do your own thing. "It's such a versatile home and it's worked well for us at every stage. We'll be very sorry to leave!"









# KEY FEATURES

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## Something Special

There are three main receptions on the ground floor. The first is a large sitting room with feature fireplace and beautiful bay window to the south, framing views over the garden. This is a favourite spot for the owners in the evenings, lovely and cosy in winter. There are double doors onto the stunning, triple-height dining hall, a room that really shows the building off to best advantage. And in a separate wing of the barn, with its own access to the garden, you'll find a spacious games room or garden room. This is dual aspect and has a bar area, so it's perfect for parties. The kitchen sits where the two wings join, so it's easily accessible from all the receptions, and has a breakfast bar. When friends come over for coffee, it works well for sitting around to chat and catch up with one another. Upstairs, four generous double bedrooms are spread over two floors. Three of the bedrooms have built-in storage, while the master also has a luxurious en-suite. The other three bedrooms share a family bathroom with a separate shower. The views from up here are spectacular, out across the golf course to the sea.



## The Sunny Side

Outside there's a covered area that runs the length of the barn, where you can dine al-fresco or sit out with a drink. The garden faces south and because the building wraps around two sides, with another part of the barn on the third side, you're wonderfully sheltered and out of the wind, so it's lovely and warm in the garden. Beyond this, there's a patio area and lawn, with decorative planting adding colour and interest. You're totally private out here. To the front of the barn is a further shrub bed and ample off-road parking. You're at the end of the no-through road, so there's no passing traffic and it's surprisingly tranquil. The owners say they feel rural here due to the peace and quiet – a world away from the town. Yet when you need to venture out, you won't have to go far, as everything is close at hand.

























































# INFORMATION

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## On The Doorstep

Gorleston is a seaside resort and tourist destination on the coast of East Anglia in the county of Norfolk. Its' main attraction is its stunning sandy beach. The main shopping area is on the High Street and there are many restaurants, bars, cafes and amenities close by. There are several local schools, from Primary stage through to sixth form college. Gorleston also has its own football club. The Golf Club is the most easterly club in Great Britain. Nearby Great Yarmouth has a Race Course and Sea Life Centre along with Venetian Gardens and Boating Lake.

## How Far Is It To?

James Paget Hospital is less than a mile away. The nearest railway station is 6 miles away and has links to the cathedral city of Norwich with its wealth of cultural and leisure facilities, shops and restaurants. Norwich also benefits from train links to London Liverpool Street with a fastest journey time of 1 hour 30 minutes, as well as an International Airport with flights to multiple destinations.

## Directions

Leave Beccles on the A146 towards Norwich. At the Gillingham roundabout, take the third exit on to the Haddiscoe Road/A143. Follow A143 through Fritton. When you reach the next roundabout to Bradwell. At the roundabout, take the third exit and continue along Beaufort Way through four roundabouts. At the next roundabout continue to Links Road and then turn right onto Warren Road. When you reach the Golf Club on your left hand side, take a right hand turn on to Kennel Loke. Continue along this road and the property will be found on the left hand side.

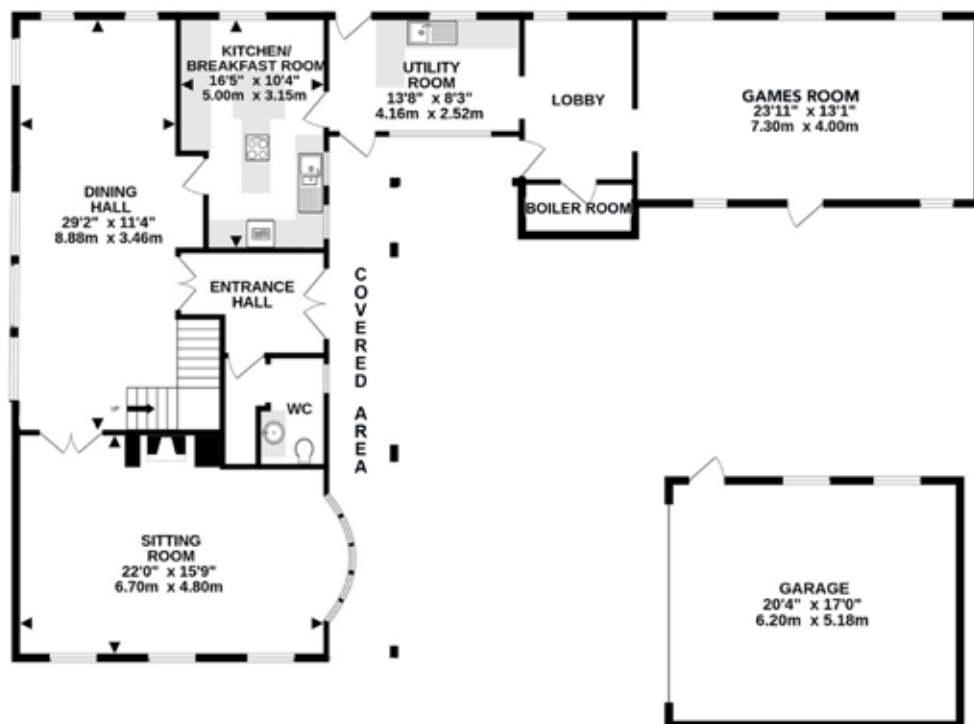
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words..champions.screen.credit

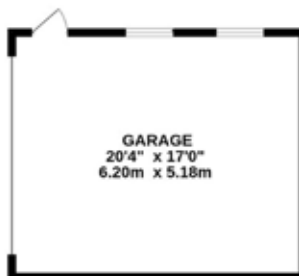
## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Great Yarmouth Borough Council - Council Tax Band F  
Freehold





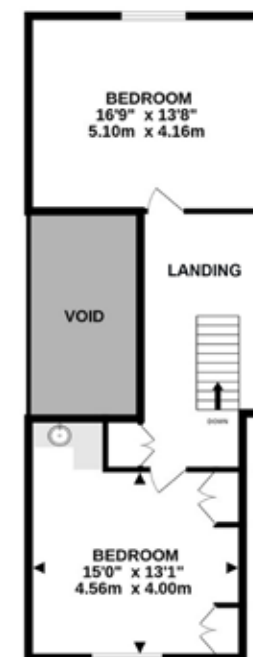
GROUND FLOOR  
1715 sq.ft. (159.3 sq.m.) approx.



GARAGE  
348 sq.ft. (32.3 sq.m.) approx.



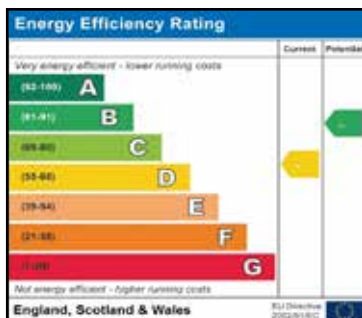
1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



2ND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 3076 sq. ft. (285.8 sq. m.) approx.  
TOTAL FLOOR AREA : 3424 sq.ft. (318.1 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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# FINE & COUNTRY

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Fine & Country Waveney  
23a New Market, Beccles, Suffolk, NR34 9HD  
01502 533383 | [beccles@fineandcountry.com](mailto:beccles@fineandcountry.com)

