

BARN 7

Hoecroft Homes



THE STORY OF

Barn 7

Church Farm Barns, Church Lane, Hindolveston,
NR20 5BT



Rare North Norfolk Single Barn Conversion Opportunity

Beautiful Contemporary Design with
Outstanding Countryside Views

Situated within a Traditional English
Country Estate Style Setting

1 Acre of Open Space to Enjoy Including
Existing Orchard and Woodland (stms)

Proposed Internal Floorspace of Approx. 6,500sq.ft

Full Height Glazing

New Estate Fencing Installed to Boundaries

Planning Reference: NNDC – PF/22/1829

Option to Purchase Amenity Land



SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





“Fulfil the dream of building your own new home in an idyllic north Norfolk location.”

Fulfil the dream of building your own new home in an idyllic north Norfolk location, set within a beautiful countryside setting with outstanding views.

Barn 7 is an exemplary contemporary barn conversion opportunity with planning permission, set within a traditional English country estate style setting. Enjoying countryside views to the south, dramatic seasonal skies make for the perfect spot to build your dream home.

This beautiful home will comprise of four bedrooms spanning over approximately 6,500 sq.ft. of accommodation and perfect as a family residence, offering flexibility and space in abundance. Entertain friends and family in an incredible piece of

contemporary architecture, whilst enjoying the comforts of a new home.

With extensive use of full height glazing in its design, the home will draw in an abundance of light internally further contributing to the magnificence of this building.

A sweeping gravel driveway present itself on entering the estate like grounds, with Church Farm standing proud within its stunning surroundings.

Sitting within an acre of open space including existing orchard and woodland trees, Church Farm, is not just a home, but a personal sanctuary to enjoy whilst connected to all north Norfolk has to offer.

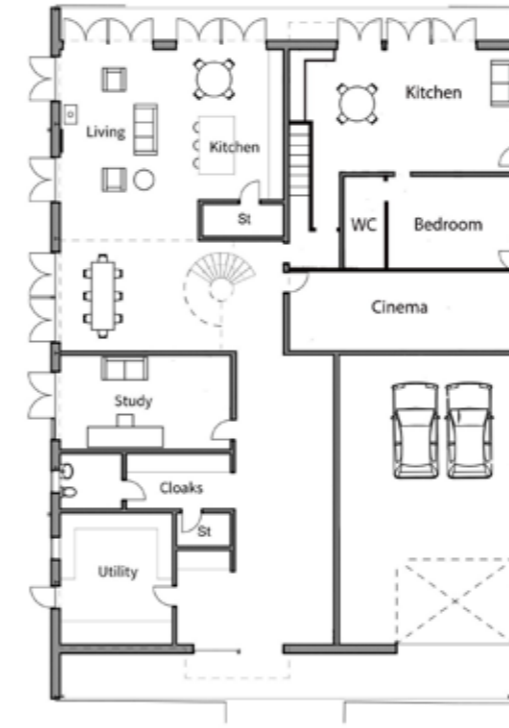




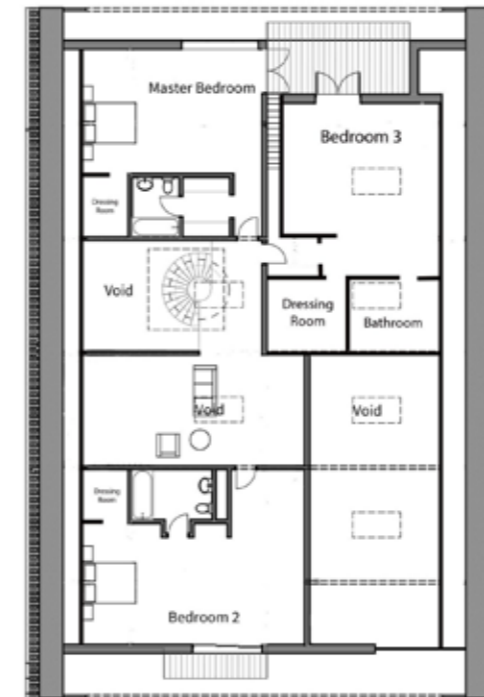
Barn Conversion
The Old Grain Store
Church Lane
Hindolveston
Dereham
NR20 5BT



PROPOSED PLANS



Ground floor



First floor

Floor Plans
1:200@A3



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.

ALL THE REASONS



Hindolveston

IN NORFOLK
IS THE PLACE TO CALL HOME



A small friendly village in the heart of Norfolk with a close knit community. The church of St George the Martyr was built in

1932 after the original church fell down in 1892. The ruins of the old church can still be seen in the churchyard, which is located just outside the village. The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent

shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



SERVICES CONNECTED

Mains electricity and water connected, air source heat pump to underfloor heating and drainage to sewage treatment plant. Full, direct fibre connected.

ENERGY EFFICIENCY RATING

Not required.

TENURE

Freehold.

PLANNING REFERENCE

NNDC - PF/22/1829

LOCATION

What3words: ///swarm.supper.masterful

AGENT'S NOTE

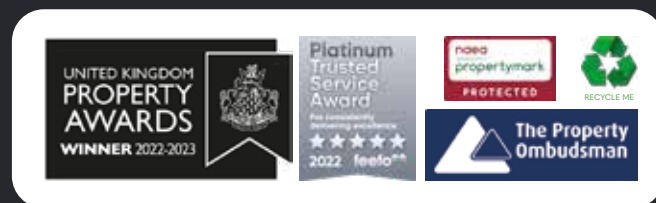
There is a plot of amenity land available separately.
No commercial use permitted.

Aerial photo red line indicative only. Please refer to title documents for accuracy.

Although every care has been taken in the preparation of this brochure, its accuracy is not guaranteed and the contents shall not constitute an offer, representation of warranty, nor shall it form the basis of any contract. Features including, but not limited to, doors, windows, bricks and other building materials etc. may differ from those shown. Whilst current specifications are correct at time of going to print, it may be necessary to alter dimensions and layouts, should the necessity arise for whatever reason and without notice. Fixtures, fittings and furnishings shown depict the designs envisaged and are intended only as a guide as to the finished product. Any decoration/furnishing is for display purposes only and are not included unless otherwise stated. The property specification does not form part of any contract or warranty unless categorically stated in writing in the contract. Floor plans are for general guidance only. Dimensions are not drawn to scale and should not be used for the calculation of sizes for carpet/flooring, appliance spaces or other pieces of furniture. Any furniture pieces illustrated and landscaping details are shown for illustrative purposes only and cannot be considered as a totally accurate completed property description.

SOWERBYS

Land & New Homes Specialists



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL