



Pollard Street, Bacton, Norwich

Guide Price £1,000,000 Freehold

Energy Efficiency Rating : C

- ✓ Detached Barn Conversion
- ✓ Feature Entrance Hallway & Galleried Landing
- ✓ Open Plan First Floor Reception Space
- ✓ Wonderful Balcony with Far Reaching Sea Views
- ✓ Four Ample Bedrooms and Three En-Suites
- ✓ Efficient Underfloor Air Source Heating
- ✓ Generous Plot of 0.61 Acres (stms)
- ✓ Sought After Rural and Coastal Location

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116







### IN SUMMARY

Located in a SOUGHT AFTER RURAL and COASTAL location on a generous plot of 0.61 acres (stms) and TUCKED AWAY down a private road but close to local amenities, you will find Grange Farm Barn. The property is a unique upside down BARN CONVERSION surrounded by open fields with BEAUTIFULLY MANICURED GARDENS to all sides.

The conversion showcases a mix of contemporary spaces with original beams, brick, flint and lime features and designed to take advantage of uninterrupted country and SEA VIEWS in the distance. Internally you will find accommodation extending to approximately 2500 SQ FT (stms) with impressive first floor OPEN PLAN RECEPTION SPACE and KITCHEN as well as front facing sun terrace. On the ground floor the accommodation is flexible with a DINING HALL, FOUR BEDROOMS, a utility, W/C and THREE EN-SUITE BATHROOMS. The barn also offers UNDERFLOOR HEATING via an AIR SOURCE HEAT PUMP with Heatmiser Neo Wi-Fi thermostats controlled from your phone.

### SETTING THE SCENE

The barn is approached via a private road with sweeping driveway laid to shingle leading to ample off road parking. Within the impressive frontage there is lapsed planning permission for the erection

of a double car port if desired. The frontage also offers a large expanse of lawn flanked by 3 statement Acer Globosa trees as well as gated access on both sides leading to the rear gardens. The main entrance door is found to the front leading into a porch.

### THE GRAND TOUR

Entering via the entrance porch there is useful space for coats and shoes. This leads into the impressive hallway with bespoke feature oak double staircase leading to the first floor accommodation. The hallway features tiled Travertine flooring, a utility/boiler room with space for white goods, a W/C, and impressive dining area with bi-folding doors leading out onto the rear garden. To the right of the hall you will find the principal bedroom, a lovely space with bi-folding doors onto the private side terrace as well as large walk in dressing room and en-suite bathroom. Heading down the hallway in the other direction there are three further bedrooms, the first of which with a feature curved wall is currently used as a home office. Adjacent is the guest bedroom with double doors onto the side garden and a further en-suite shower room. The final bedroom is a generous room split into two sections with an area initially used as office space and then a bedroom







space beyond a feature brick archway. There are sliding doors leading onto the rear garden and access to another en-suite with roll top bath. Heading up to the first floor the impressive reception space is all open plan with stunning vaulted ceilings, exposed beams, exposed brickwork and engineered oak flooring throughout the space. The sleek and modern kitchen offers solid grade laminate worktops with a range of fitted units and integrated appliances including electric eye level oven, induction hob and dishwasher with space for large double fridge/freezer. From the kitchen you will find feature full height windows to the side aspect and plenty of space for dining as well as a built in breakfast bar. The rest of the first floor offers flexible space for a number of purposes, currently used as a games space with room for a full size snooker table with the sitting room beyond. The sitting room space features further doors onto a side balcony as well as the impressive, elegant suspended Decoflame rotating bio-ethanol fire. Also accessed from the open plan reception space is the stunning first floor balcony / sun terrace with far reaching sea and countryside views, stainless steel handrails and seating for up to 8 people..

### THE GREAT OUTDOORS

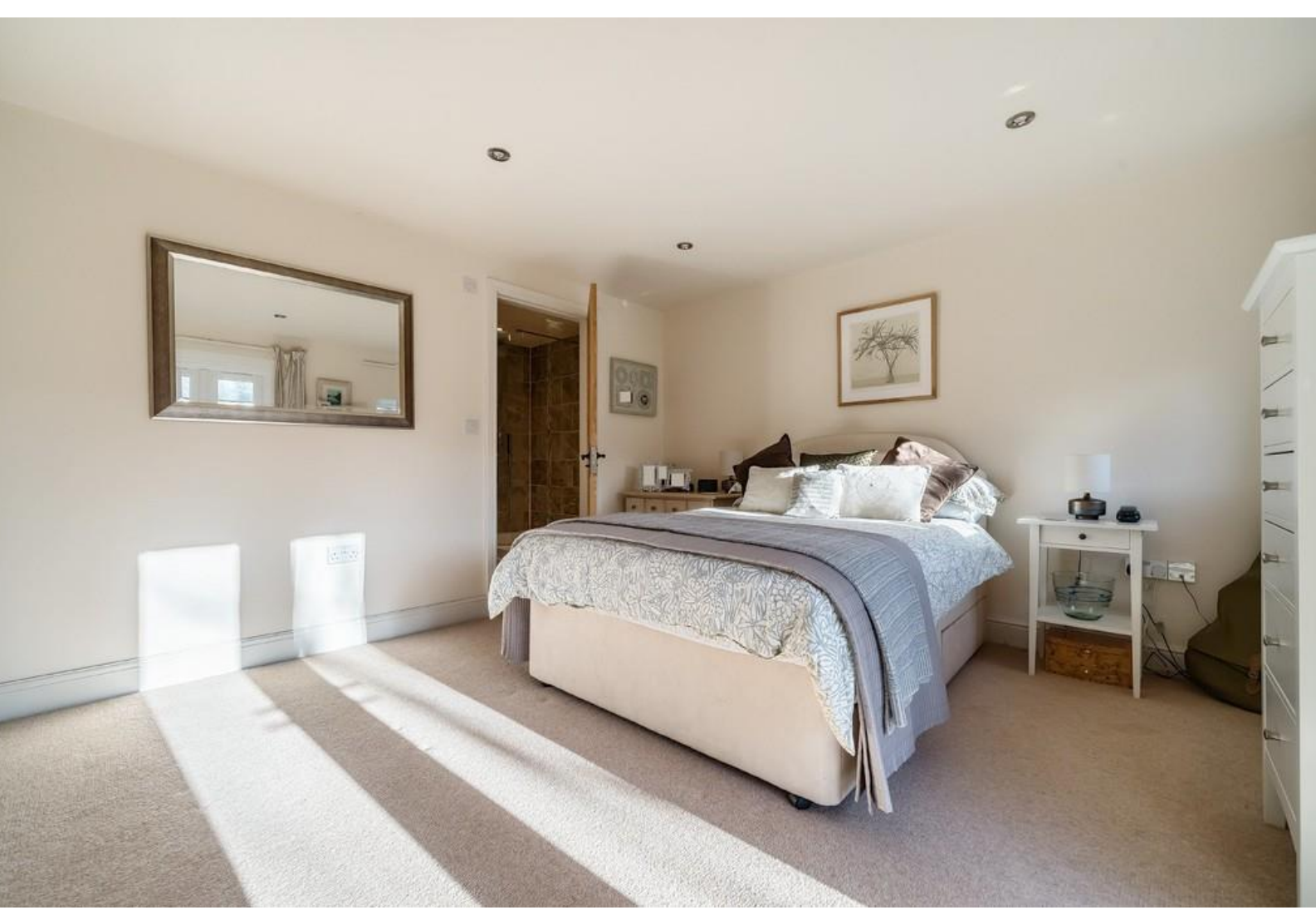
The stunning and manicured side and rear gardens are award winning offering a secluded and mature

space with an abundance of shrubs and productive fruit trees including, apples, pears, plums, cherries, apricots, peaches, gooseberries and figs. You will also find newly planted Hornbeam hedging to the front perimeter along with a selection of ornamental trees. Within the rear garden there is a Hercules Blenheim Super Strength Old Cottage Green 12' x 8' greenhouse on a concrete base as well as a large shed and raised vegetable beds. The private terrace to the side is the award part of the stunning gardens, offering a peaceful haven with an abundance of planting and terracing for table and chairs flanked by lavender. The gardens to front and rear are mainly laid to lawn and enclosed with a mixture of hedging and fencing.

### OUT & ABOUT

The sought after coastal village of Bacton is situated on the north east Norfolk coast with its excellent sandy beaches that stretch for miles. The north Norfolk coast is classified as an Area of Outstanding Natural Beauty offering superb opportunities for bird watching, coastal walks and sailing. Bacton offers a range of amenities, including a primary school, general store, village hall, cafe, fish and chip shop, public house and vehicle garage. The village has regular bus services to neighbouring North Walsham and Stalham which offer a greater range of amenities









### **FIND US**

Postcode : NR12 0LF

What3Words : ///beefed.shun.target

### **VIRTUAL TOUR**

View our virtual tour for a full 360 degree of the interior of the property.

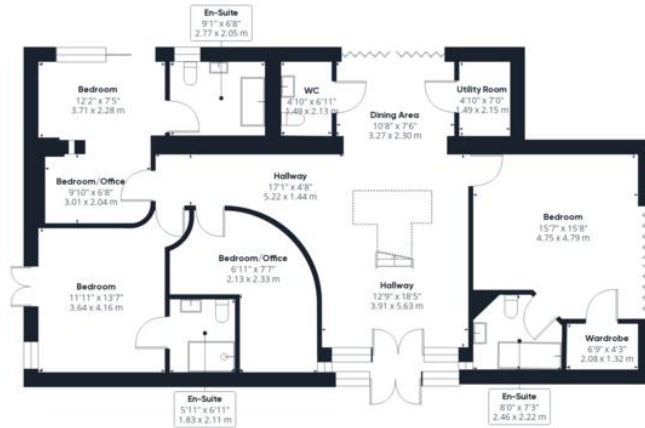
### **AGENTS NOTES**

Buyers are advised of the following details. Their roadway is a private road with legal access. The central heating is provided via an air source heat pump with underfloor heating. Services to the barn are via mains electricity and mains water with private septic tank drainage. There is lapsed planning permission previously granted for the erection of a double car port cart lodge to the front.









Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
2514.55 ft<sup>2</sup>  
233.61 m<sup>2</sup>

Reduced headroom  
28.9 ft<sup>2</sup>  
2.68 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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