



2 Belle Vue Farm Barns

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Pointens





2 Belle Vue Farm Barns, Briningham

Briningham Norfolk NR24 2QN

Holt 4 miles, North Norfolk Coast 7 miles

Norwich 20 miles

Set in the peaceful North Norfolk hamlet of Briningham, this stunning four bedroom, 3 bathroom barn conversion offers large and very light and airy living areas retaining original features including exposed beams. The first floor balcony offers views over the open countryside.

£2750 Per Calendar month



The Property

Set in the peaceful North Norfolk hamlet of Briningham, this stunning four double bedroom (two of which have en suites) barn conversion offers large and very light and airy living areas retaining original features including exposed beams. Upstairs, there is a versatile gallery with double doors opening onto a balcony from which stunning views of the surrounding countryside. To the rear of the property is a south facing walled rear garden offering completely privacy and with several entertaining areas. To the front of the barn there is off street parking which is more than comfortable for 2 cars.

Location

Briningham is a small delightful North Norfolk village set amongst glorious countryside away from all busy roads. The village has an active village hall and one of Norfolk's oldest churches St Maurice's. Around 3 miles away is the Georgian town of Holt. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about six miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

From Holt take the B1110 Dereham road. Continue through Thornage and on to Briningham. Proceed through the village towards Dereham and after around 1/2 a mile just before reaching the crossroads you will find Belle View Farm Barns on your left hand side identified a Pointens to let board. Turn into the development and No 2 will be found on your right hand side.

Accommodation

The accommodation comprises:

Sitting/Dining Room (31'5 x 12', double aspect)

Fitted wood burner. Television point. Vaulted and timbered ceiling. Double doors to rear garden. Karndean flooring.

Kitchen/Living Room (21'7 x 17')

Range of fitted base units with working surfaces over. Fitted dishwasher. Fridge/freezer. Extractor hood, worktops, six door Aga, island unit with breakfast bar. Staircase to first floor. Karndean flooring.

Rear Hall

Karndean flooring with floor uplighters.

Bedroom Two (16'6 x 13')

Vaulted and timbered ceiling. Double doors leading to the rear garden.

En suite

Walk-in shower cubicle, vanity unit with basin over. WC., heated towel rail. Electric shaver point.

Bedroom Three (12'10 x 12'1)

Double doors leading to the rear garden.

Bedroom Four (12' x 9'9)

Double doors leading to the rear garden.

Utility Room (12'10 x 6'3)

Range of fitted base units with working surfaces over. Inset single drainer sink with mixer tap. Plumbing for automatic washing machine and tumble drier. Worcester Bosch oil fired boiler for central heating and domestic hot water.

Family Bathroom

Walk-in shower cubicle. W.C., vanity unit with basin and mixer tap over. Free standing bath with mixer tap. Heated towel rail.

First Floor

Landing, leading to -

Living Room (16'7 x 12'4)

Vaulted and timbered ceiling. Double doors leading to a balcony. Radiator. Doors leading to:

Bedroom One (17'5 x 13'10)

Radiator. Vaulted and timbered ceiling. Door to balcony and walk-in wardrobe.

En suite

Walk-in shower cubicle. Vanity unit with basin over. W.C., heated towel rail. Electric shaver point.

Curtilage

To the front of the property there is shingled off street parking for two cars. To the rear of the property there is a fully enclosed and private south facing walled rear garden which is laid to lawn together with various inset flower and shrub beds and a patio area.

IMPORTANT NOTICE

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

GENERAL INFORMATION

Rent: £2750.00 per calendar month

Damages Deposit: £3173.00 refundable at the end of the tenancy if no claim is justified.

Council Tax Band: To be advised

Services: All mains services are connected. Tenants will be responsible for all services and council tax.

References Required: Bank, employment and present or previous landlord, if applicable. We also carry out a credit check.

Fees: There will be a £600 holding deposit which will be refunded from the first month's rent.

Availability: The property is available from 1st August 2024.

Type of tenancy: Unfurnished / furnished assured shorthold tenancy.

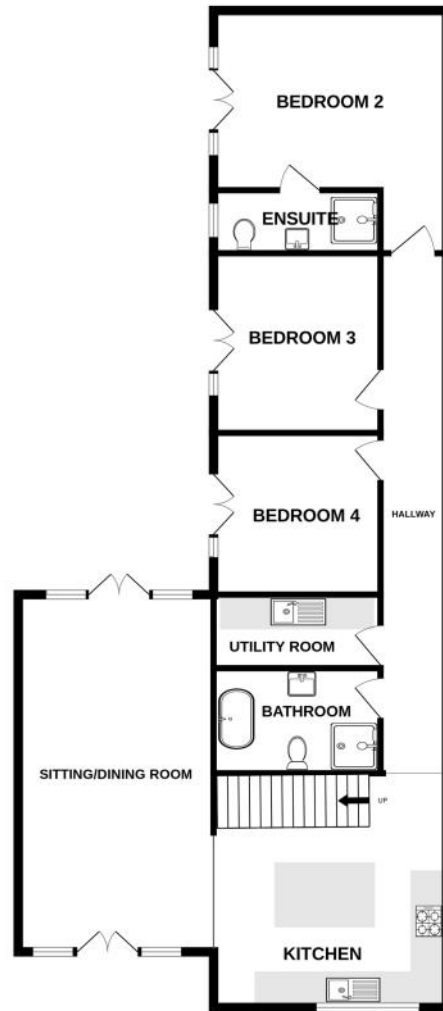
Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets will be considered.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880

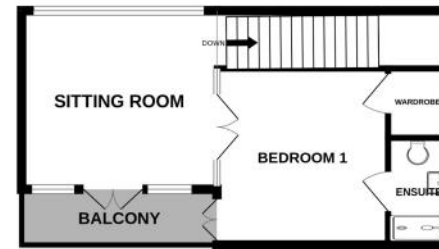
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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