



CHURCH FARM BARN S

PORT ROAD, HARDWICK, NORWICH, NR15 2SN



An exquisite barn conversion with self-contained annexe/holiday let and around 0.4 acres

Church Farm Barns has been lovingly converted by the current owners over the past 11 years, now offering an exemplary barn conversion, complete with all of its quirks and charm. Attention to detail has certainly not gone amiss with the current owners, with the barn offering character and charm in abundance, along with all the modern touches that one might hope to find in a property of this stature.

Sweeping from left to right, we first find the former granary, which has now been converted in to a successful holiday let, but equally could lend itself as a comfortable 1 bedroom annexe. The ground floor of the main residence offers two large sitting rooms, filled with natural light, courtesy of the large glass panes that span across. Furthermore, the ground floor also offers a wonderful kitchen/breakfast room, bathroom, WC, 3 double bedrooms, one with a traditional en-suite, whilst the principal bedroom is complete with a mezzanine en-suite and patio doors leading to a private courtyard area. There are two further independent

first floor bedrooms, both serviced by their own staircases. Outside, the property sits within private grounds of around 0.4 acres, where you can enjoy the unrivalled countryside views that Church Farm Barns has to offer.

LOCATION

Hardwick is a very rural South Norfolk village located between the market town of Harleston to the south and Hempsall to the north. Norwich is some 14 miles distant and is the principal shopping and commercial centre for the County.

SERVICES

Under floor heating, Air Source Heat Pump. Drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk Council
Council Tax Band D

AGENTS NOTE

Please note that the property is fitted with steep staircases throughout.



5



3



3



0.4
acres



14
miles



EPC





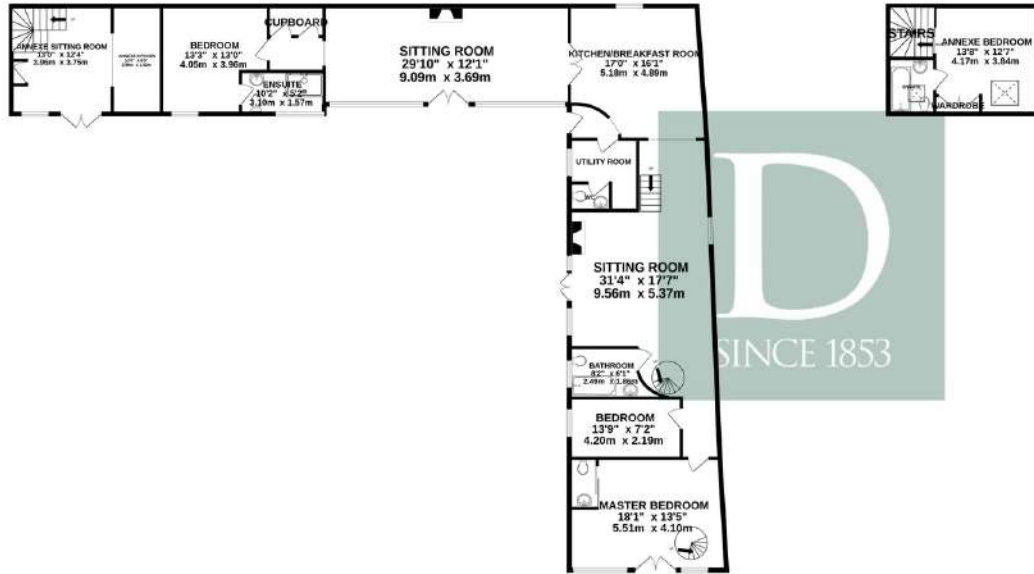




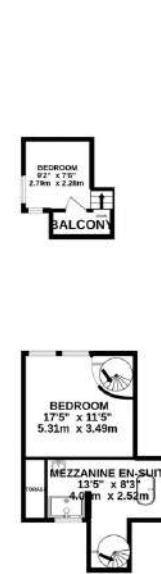


FLOOR PLAN

GROUND FLOOR
2017 sq.ft. (187.4 sq.m.) approx.



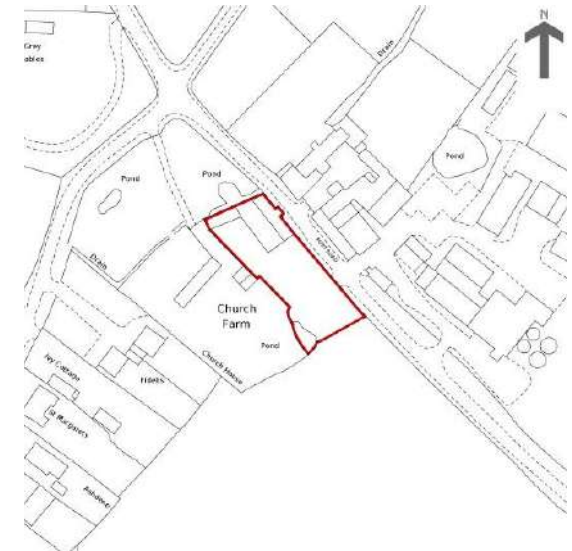
1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 2692 sq.ft. (250.1 sq.m.) approx.

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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LOCATION PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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