



Low Barn, Morston

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Pointens





**Low Barn,
Morston, Norfolk NR25 7AA**

Norwich 30 miles, Fakenham 12 miles

Holt 7 miles

A superb character barn tucked away in a secluded private location yet within a short stroll from the village pub the Anchor, Michelin starred Morston Hall, the quay and the 28 mile coastal walk along Norfolk's Heritage coastline.

£1750 Per Calendar Month



The Property

The property offered for let is a traditional brick and flint barn conversion. The main barn has a 41' open plan living area with a well fitted out kitchen, a utility room, bedroom and bathroom and a separate cloakroom. Also within the complex are two further small ancillary barns, one with a bedroom and en suite and the other barn is a fully equipped studio accommodation with kitchen, bathroom and lounge/bedroom. The property is situated in a highly enviable quiet location being tucked away in the heart of this most sought after coastal village and yet within easy walking distance of the local pub — The Anchor, and the Michelin starred Morston Hall, the Quay and, in turn, the 28 mile long coastal pathway. The property offers ample off street parking, two garages and a due south facing garden to the main barn.

Location

The well known village of Morston is situated on the North Norfolk coast, close to Blakeney and the bustling Georgian town of Holt, only yards from the National Trust's Morston Quay thus providing excellent sailing facilities. There is also a coastal walk along the sea shore. Local facilities include the Anchor Public House and the famous Morston Hall – the only restaurant with both three red rosettes and a Michelin star within a fifty mile radius. Approximately four miles to the south-east is Holt with an excellent range of shops, award winning restaurants, galleries, banking and post office, doctor's and dental surgeries and many other amenities. The town is also home to Gresham's Public School. The cathedral city of Norwich is twenty miles distant from where there is a fast rail service to London Liverpool Street and an international airport.

Directions

Leave Holt via the A148 to Fakenham, proceed into the village of Letheringsett and after going round a sharp right hand bend turn right where signposted to Blakeney. Continue on this road for around four miles and you will come into Blakeney. Proceed past the village church and at the T-junction with the coast road turn left to Morston. Upon entering the village you will find the Anchor Pub on your left. There is a lobe beside the pub. Proceed up the lobe and turn right. You will then arrive at a wooden five bar gate. This is the entrance to Low Barn.

Accommodation

The accommodation comprises -

Main Barn

Living Room (41'8 x 14'8)

Exposed flint brickwork, vaulted and heavily timbered ceiling, polished floorboards.

Four sets of double doors lead to the very private south facing enclosed garden.

Kitchen Area

Range of fitted base units with wooden work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted Aga. Dishwasher. Range of matching wall units. Island unit.

Utility Room (10'9 x 7'8)

Fitted fridge and freezer. Range of base units. Inset single drainer sink, fitted shelving. Oil fired boiler for central heating and domestic hot water. Pamment floor.

Bedroom (14'9 x 13'3)

Double doors leading to the garden area. Fitted wardrobes. Polished wooden floorboards.

Bathroom

Fitted shower cubicle, panelled bath, W.C., pedestal washbasin, heated towel rail. Airing cupboard.

Cloakroom

W.C., washbasin, heated towel rail. Tiled floor.

General Information

Ancillary Barn One

Bedroom (14' x 12')

Vaulted and heavily timbered ceiling. Double and single doors lead to the outside. Radiator.

En suite

Fitted shower, W.C., pedestal washbasin, heated towel rail.

Ancillary Barn Two

Sitting Room and Kitchenette (19' x 14', double aspect)

Television point, vaulted and heavily timbered ceiling. Kitchenette - Fitted base unit with fitted cupboards, microwave, electric surface hob, inset sink unit. Range of matching wall units. Double doors to the front and two doors leading to the rear garden. Fitted cupboard.

Bathroom

Panelled bath, W.C., shower cubicle, cupboard housing an oil fired boiler for central heating and domestic hot water. Radiator. Vaulted and heavily timbered ceiling.

Curtilage

The property is approached through a wooden five bar gate leading to an ample off street shingled parking which in turn leads to an open fronted garage (13'6 x 10') with electric power and light and a further garage (13'6 x 10') with wooden double doors, electric power and light. A pedestrian gate leads to the very private south facing gardens to the main barn which are mostly laid to lawn with inset flower and shrub beds, all fully enclosed by traditional brick and flint walling.

Rent: £1750 per calendar month, payable in advance.

Type of Let: Unfurnished assured short hold tenancy. Initially 6 months.

Damage Deposit: £2019 refunded at the end of the tenancy if no claim is justified.

Services: Tenants will be responsible for all services and council tax.

Council Tax Band: G

Local Authority: North Norfolk District Council, tel: 01263 513811

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

Fees: There will be a £400 holding deposit, the latter being refunded from the first month's rent.

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

Availability: This property is available from March 2024

Term and length of tenancy: Unfurnished assured short hold tenancy, initially 12 months.

Viewings: Through the agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H313179L

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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

