



1 The Granary
Hall Road | Gimingham | Norfolk | NR11 8EZ

A RELAXING RETREAT



“This semi-detached converted granary is full of character and wonderfully light and bright. The high specification, quality and craftsmanship is evident throughout, while the combination of rural charm and sleek contemporary lines is a real winner. Outside, the terraced south-facing garden is refreshingly low maintenance, so you have more time to sit out here and relax in the peace and privacy of this gorgeous setting.”



KEY FEATURES

- A Stylish and Contemporary Semi-Detached Granary Conversion in the Village of Gimingham
- Three Bedrooms; Two Bath/Shower Rooms
- Two of the Bedrooms are on the Ground Floor and share a Bathroom
- The Principal Bedroom is on the First Floor with an En-Suite Shower Room
- Large Open Plan Kitchen/Dining Room with Central Island
- First Floor Sitting Room with Juliette Balcony and Far Reaching Views
- Landscaped, Sheltered, Low Maintenance Garden with Garden Shed
- Driveway provides Parking for Several Vehicles
- The Accommodation extends to 1,217sq.ft
- Energy Rating: E

Totally transformed into a stylish contemporary conversion, this granary has been exquisitely finished to create a highly desirable home. Whether as your main residence, weekend bolthole or holiday let investment property, it's the perfect place in which to get away from it all, as well as being an ideal base from which to explore the Norfolk coast and countryside.

Beautifully Designed, Meticulously Executed

Where once stood a tumbledown granary, part of a neighbouring farm, today you have this fabulous home, thoughtfully converted to offer flexible accommodation and finished with great flair. The current owner came here when the property was just a few years old, drawn by the fact that there's no work to do and by the stunning views across the surrounding countryside. Extensive use of natural materials, with character features including exposed flint walls, wooden flooring and stairs, vaulted ceilings with exposed beams and more, means this is a home that nods to its agricultural heritage but has a warmth and charm that welcomes you in, whether it's a bright, summer day with sun streaming in through the large windows and French doors, or a cold winter's night when it feels wonderfully cosy.





KEY FEATURES

Spacious And Comfortable

On the ground floor, there are two good size double bedrooms, each with built-in storage and each with double doors to the front. These share a stylish bathroom which is set between them. Steps lead up to a magnificent kitchen which has space for both seating and dining and has two sets of doors facing south and looking out onto the sheltered, sunny garden. You have a central island with space for bar stools, which makes a great spot for friends to gather to chat over drinks, whilst you cook up a storm in the contemporary kitchen. You could use this room as your living space, but on the first floor there is another room that the owner uses as a sitting room, but could also be a bedroom. This has a Juliet balcony and doors framing the view out over the surrounding countryside. Next door is an en-suite bedroom, again with that marvellous view.

Coast And Countryside

The property comes with a large driveway with room for several cars, plus a very sheltered, south-facing rear garden. Sitting out here on the patio, there's something of a microclimate because the high hedge and tiered shingled area keep the wind out, so you can soak up the sun. There are only a handful of homes in this group here, mostly former farm buildings, and the main part of the little village of Gimingham sits just down the road. The heart of the community here is the village hall which hosts regular events for residents. You have Gunton Station within a short drive with trains to Norwich, as well as a couple of very popular and highly regarded restaurants including the Gunton Arms, which is an award winning pub with rooms set in an extensive historic park, plus the Paston Way running a stone's throw from your front door, so you can head out with your dogs or simply go for a run to blow away the cobwebs. The beach is only a few minutes away by car and although this is a popular area for holidaymakers, they tend to stick to the same places, which means that even on a summer Saturday, you can have the beach to yourself.

















INFORMATION



On The Doorstep

The village of Gimingham is situated in an unspoilt area of open countryside about 20 miles to the north of Norwich, the cathedral city and regional centre of East Anglia. The nearest coast at Mundesley is about 2miles and has excellent sandy beaches. The historic market town of North Walsham is about 4miles south and provides excellent shopping and banking facilities. There is also a local train station in the town with trains to Sheringham on the coast and to Norwich with regular connecting trains to London Liverpool Street. Norwich also has an expanding airport with regular connections to Schiphol.

How Far Is It To?

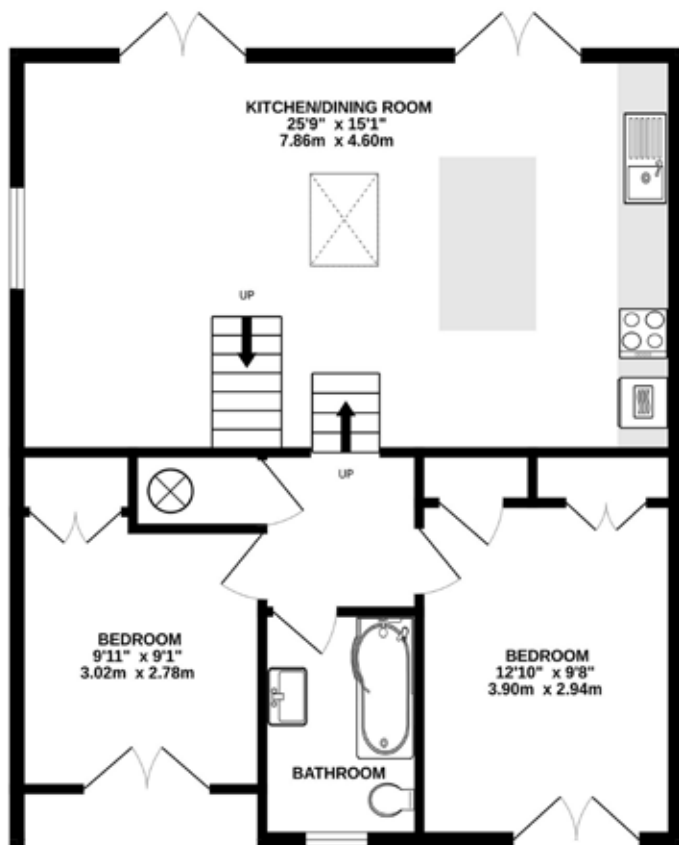
The North Norfolk coast with its renowned sandy beaches, bird reserves and excellent sailing facilities is close by. The Norfolk Broads are within easy reach and Wroxham the acknowledged centre of the Broads network is about 15miles. The picturesque Georgian town of Holt is about 15miles and has excellent shopping facilities as well as being renowned for being the home of Gresham's public school. Further along the coast is Beeston Hall preparatory school for girls and boys. Golf is available at Royal Cromer, Sheringham, Mundesley and the Links at West Runton.

Directions

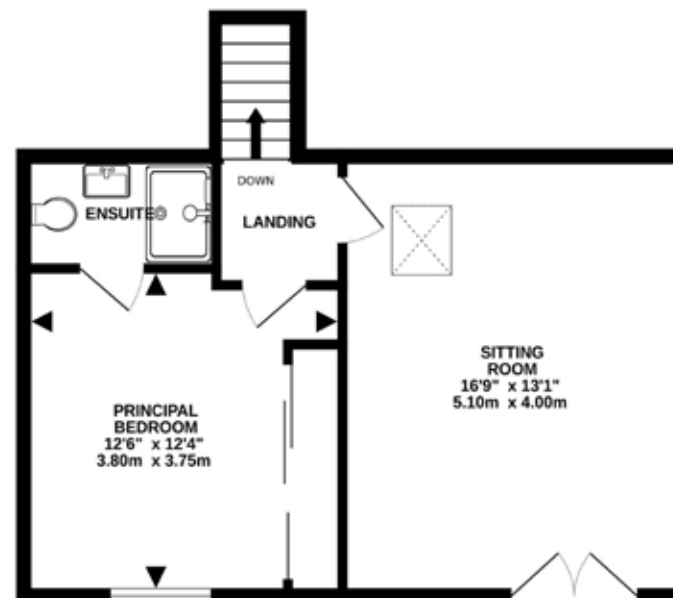
Leave Norwich on the B1150 North Walsham Road, travelling through Coltishall and on towards North Walsham. Turn left onto the North Walsham bypass towards Cromer and Mundesley, following signs for the B1145. After passing through Swafeld and upon reaching a sharp right hand bend, fork off to your left into Trunch Road. Follow this road which becomes North Walsham Road and then continue onto Gimingham Road. Take a slight right onto Church Street and then turn left onto Hall Road and the property will be found on the left hand side.

Services, District Council and Tenure

Electric Central Heating - Underfloor to Ground Floor, Radiators to First Floor
Mains Water, Private Drainage via Klargester Treatment Plant
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
North Norfolk District Council - Tax Band D
Freehold



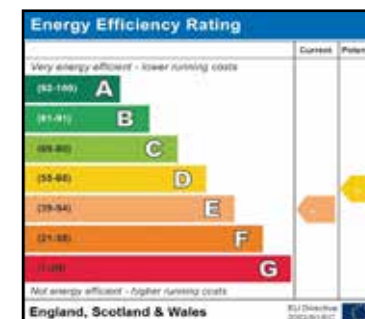
GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.

TOTAL FLOOR AREA : 1217 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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