



THE STORY OF

Wheelwrights

Sustead, Norfolk

SOWERBYS

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Wheelwrights

Sustead, Norfolk,
NR11 8RU

Detached Two-Bedroom Barn

Well-Appointed Throughout

Attractive Blend of Charm and Style

Vaulted and Beamed Ceilings to Bedrooms

Open-Plan Living Area with Wood Burner

Modern and Stylish Kitchen and Shower Room

Under-Floor Heating and PV Panels

Private and Enclosed Garden and Off-Street Parking

Pretty Village Setting

Excellent Holiday Let Pedigree

SOWERBYS HOLT OFFICE

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“A beautifully converted property, contemporary and high-tech whilst retaining original features.”

Wheelwrights is a superb example of a traditional Norfolk barn conversion. Exquisitely converted to a unique and appealing residence in 2019 this fine barn is the perfect example of luxury contemporary living fused with the charm and character of an original Norfolk barn.

Set over two floors this compact yet exceptional barn exudes all of the features one would expect to see in a ‘high-end’

conversion with vaulted and beamed ceilings, exposed brick and flint detailing all seamlessly mixed with luxurious modern day living and efficiencies.

Under floor heating, double-glazing and PV panels ensure attractive and efficient credentials whilst well-appointed kitchen and bathroom provide contemporary comforts and make this lovely barn ideal for both second home/holiday lets.



On entering the barn, you are immediately greeted by an open plan living space that cleverly combines a lounge area and dining space. Neutral decorative tones ensure an attractive and contemporary feel whilst a wood burning stove adds warmth and comfort to this impressive space.

Tucked off the living area is a stylish kitchen that caters for all needs and features sleek cabinetry capped with a low-profile hard-wearing worktop, single drainer sink, oven and induction hob plus space for slimline dishwasher and under-counter fridge-freezer.



Rising to the first floor you will find a wonderful principal bedroom with exposed beams, vaulted ceiling and a feature wall of brick and flint. The second bedroom is more compact but equally as enchanting and suitable for a single bed and trundle option for converting to an occasional king size bed.

A well-appointed shower room is discreetly tucked away off the living area and features contemporary sanitary ware, a large digital shower featuring both rainfall and handset options, and space and plumbing for a laundry appliance if required.





Outside the barn features a low maintenance, landscaped courtyard garden that is enclosed by a mixture of bespoke fencing and brick walls. The courtyard contains a small log store, a built-in timber bench with a raised flower-bed, an exterior power outlet and a 7kW car charger outlet.

A paved terrace creates a delightful outside space with vistas over open countryside.

The barn also benefits from two private off-road parking spaces.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



Sustead

IN NORFOLK
IS THE PLACE TO CALL HOME



Steeped in history and featuring an eclectic mix of period cottages, barns and farmhouses, Sustead is a rural village in north Norfolk, close to the coastal towns of Sheringham and Cromer, and 18 miles north of Norwich, with its rail connection to London and the rest of the country.

Sustead church, St Peter and St Paul is a pretty building that stands to the west of the village with a lovely round tower. The famous architect and landscape designer, Humphry Repton (1752-1818), lived much of his life in Sustead, and with one of his most notable projects being Sheringham Hall and Park.

Countryside walks are in abundance locally, whilst Felbrigg Hall and Estate, a National Trust treasure, is just two miles away.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy

to see why Cromer, which is just five miles away, has perennial appeal to many.

Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



Note from the Vendor



“We’d describe our home as boutique, quiet and rural”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, broadband. Electric heating. Drainage via septic tank.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 8181-7030-6619-9323-3902

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///join.botanists.bulb

AGENT'S NOTE

There is the option to purchase property furniture through separate negotiation.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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