



The Old Barn
Back Lane | Rollesby | Norfolk | NR29 5EE

PUTTING DOWN ROOTS



“This wonderful barn conversion has an effortless connection to its gardens, with a comfortable flow and versatile layout that works smoothly at every stage of family life. Superb for entertaining and for relaxing, it’s been carefully maintained by the current owners and comes to the market in excellent condition throughout.

Perfectly placed within the Norfolk Broads and close to beautiful beaches, with a friendly community on the doorstep, this is a property with so much to give.”



KEY FEATURES

- A Wonderful Converted Barn situated in the Village of Rollesby
- In Total Four Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite and a Dressing Room/Nursery Room
- Study/Bedroom Four with En-Suite Facilities
- Sitting Room and Dining Room
- Kitchen/Breakfast Room which is open to the Garden Room
- Lots of Character found Throughout with Exposed Beams
- Landscaped Mature Gardens with Large Wrap Around Patio enclosed by Hedging
- Driveway and Car Port provides Parking
- The Accommodation extends to 1,912sq.ft
- Energy Rating TBA – Vendor to obtain a new certificate

Tucked away in a secluded position, right on the edge of a village with open fields around, this barn conversion offers all the tranquility of country life with the convenience of a community on the doorstep. You have amenities in the village, plus more just down the road, and a character home that's filled with light and comes with gorgeous mature gardens – an all-round winner!

A Tick In Every Box

This converted barn is one of just a handful sitting between the desirable village of Rollesby and wide open farmland beyond. The owners have been here for around 40 years and raised their children here, which shows it's a home that's worked well for them throughout each stage of family life. Large reception rooms and an open feel mean it's easy to keep an eye on little ones, while the layout lends itself to life with teens as there's space for everyone to do their own thing. Excellent for entertaining and with room for a home office, you can work, rest and play very comfortably here.

Flexible And Family Friendly

The centre of the barn is home to a large, farmhouse-style Aga kitchen that perfectly suits the building. This opens onto a garden room facing west, so it's full of light and very sociable. Double doors and a glazed wall lead to a dining room, which means this whole part of the barn feels very open. There's a separate sitting room with a multi-fuel burner set within the feature fireplace, plus three to five bedrooms, depending on your needs. The owners have their luxurious principal suite at one end of the barn, with a spa bath and separate shower in their private bathroom, plus the fifth bedroom as a dressing room, which would also make an ideal nursery. Double doors to the west lead out into the garden, ideal for a morning cuppa!





KEY FEATURES

There's another good size double bedroom off the sitting room, again with an en-suite, and this is currently set up as a study and would also be a great snug. The last two bedrooms are at the far end of the barn, sharing the family bathroom with a pretty feature free-standing bath. The owners' children had these two bedrooms growing up, so everyone had their privacy.

Secluded Yet Accessible

You can access the garden from the entrance, garden room and principal bedroom, so there's a comfortable flow between the inside and outside space. There's a long lawn, screened from anyone passing by mature hedging, plus a large area of patio with a variety of trees and shrubs. The garden has been well planned but is also easy to care for and it gets plenty of sun. You're totally private out here, which is rather lovely. The barns have open fields around, so there's plenty of wildlife to see, including woodpeckers, pheasants and deer. Head out of the garden and you'll find you're a stone's throw from Ormesby and Rollesby Broads, and the restaurant and sailing club there. You're also a short walk from the village primary school, with attached nursery, and the playing field. Hop in the car and you can be at the beach in just a few minutes, or drive to the village of Martham in the other direction for a choice of shops, the local high school and more.

























INFORMATION



On The Doorstep

Rollesby is a small Norfolk village, eight miles to the north west of Great Yarmouth on the edge of Rollesby Broad, part of the famous Trinity Broads and linked to Ormesby and Filby Broads and is surrounded by woodland and open fields. Martham is just over a mile away and has a post office, public house, shops and doctor surgery, public library and schools. Martham Broad is owned and managed by the Norfolk Wildlife Trust and is a designated national nature reserve, popular with nature lovers and ornithologists.

How Far Is It To?

The city of Norwich is 17 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street and Norwich airport provides daily flights internally and to Europe. The North Norfolk coast can be found further around the coastline, with its quaint villages and sandy beaches. Favoured spots include Holt, Wells-next-the-Sea, Blakeney and the Burnhams. A drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths, whilst Stansted Airport is a further hour drive away, with its many destinations offered throughout mainland Europe.

Directions

From Norwich take the A47 Southern bypass heading towards Great Yarmouth upon reaching Acle take the A1064 exit on the roundabout heading towards Billockby. Turn left onto Main Road/B1152 and then right onto Mill Lane/B1152. Turn right onto High Road/A149, left onto Martham Road and then right onto Back Lane. The property will be clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

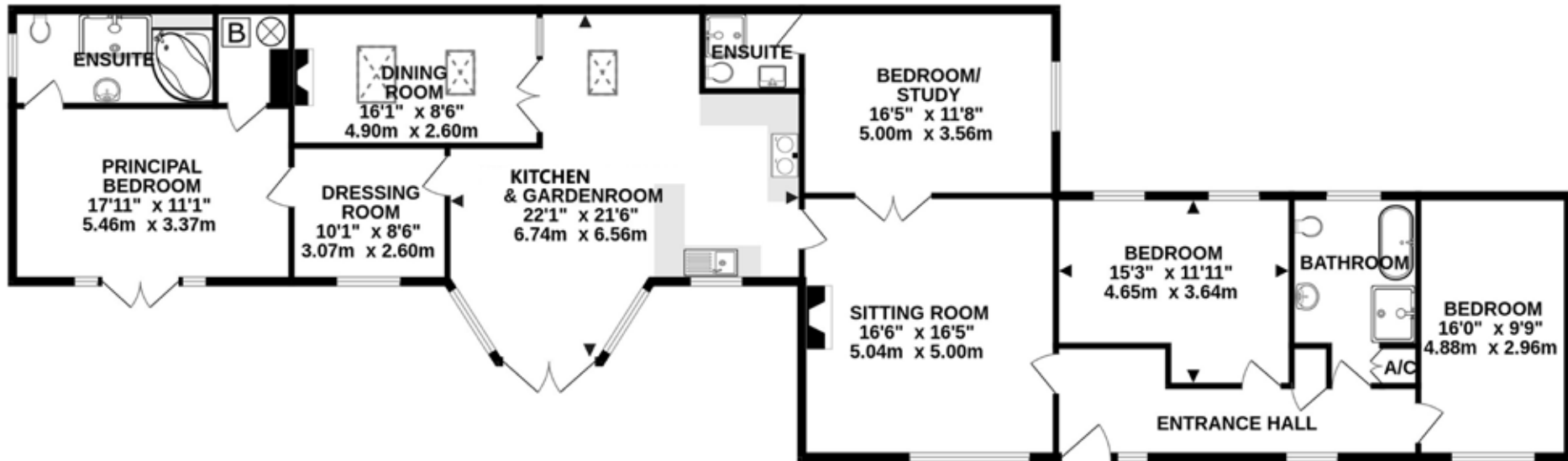
Fibre Broadband Available - vendors use EE

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Great Yarmouth Borough Council - Tax Band D

Freehold



TOTAL FLOOR AREA : 1912 sq.ft. (177.6 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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This property requires an Energy Performance Certificate, which is in the process of being done

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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