



Meadow Barn, Thornage

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Pointens





**Meadow Barn, The Street,
Thornage, Norfolk NR25 7AD**

Holt 3 miles, North Norfolk Coast 5 miles

Norwich 20 miles

FOR SALE BY AUCTION

A traditional brick and flint character property situated on the edge of this popular North Norfolk village just 3 miles from Holt and 5 miles from the Heritage coastline. Meadow Barn has planning permission to be extended. Within the grounds is an additional detached barn with planning consent for conversion into a residential dwelling. A particular feature of the property is the wonderful view to the rear aspect over pretty water meadows.

GUIDE PRICE £285,000



The Property

For sale by auction Meadow Barn is an attractive brick and flint period property under a traditional pantile roof. Originally constructed as a coach house, the property has been converted into an interesting dwelling that enjoys wonderful views to the rear aspect over water meadows and farmland to front aspect. The accommodation briefly comprises a rear entrance hall, inner hall, cloakroom, a double aspect sitting room (with a high vaulted and timbered ceiling, a mezzanine level and wood burner), a dining room, kitchen, bedroom three and a shower room. On the first floor, a landing leads to two further bedrooms (both with en-suite facilities). The property enjoys many period features to include wooden floors, cast iron radiators and has the benefit of oil fired central heating and some sealed unit double glazing. Planning permission has been granted to extend the existing dwelling and convert the barn in the grounds into a residential annexe. Details of the planning consent can be found on North Norfolk District Council's website under the reference PF/22/0416. The property is approached over a gravelled driveway and there are garden areas to the rear.

Location

Thornage is a pretty rural village around three miles from the market town of Holt. The town of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities.

Directions

From Holt High Street proceed to the Norwich Road and at the roundabout take the third exit where signposted to Dereham. After around three miles you will enter the village of Thornage. Proceed through the village into The Street and just before turning sharp left Meadow Barn will be found on your left hand side identified by a Pointens for sale board.

Accommodation

The accommodation comprises:

Front door, leading to -

Entrance Hall

Two radiators, wooden floor.

Inner Hall

Under stair and additional fitted cupboard.

Sitting Room (22'4 x 14'3, triple aspect)

Vaulted and timbered ceiling. Free standing wood burner. Three radiators. Two pairs of double doors leading to the outside. Wooden flooring. Picture window over looking water meadows and a stair case leading to -

Mezzanine level (14'4 x 7')

This would make an ideal office space or similar.

Dining Room (12' x 12')

Vaulted ceiling, radiator. Hearth. Folding double doors to -

Kitchen (15'7 x 8'6, narrowing to 4'6)

Hand made range of base units, inset double Butler sink with mixer tap. Fitted electric cooker. Two wall units. Breakfast bar. Cupboard housing oil fired boiler for central heating and domestic hot water. Radiator. Wooden flooring. Double doors to rear garden.

Shower Room

Shower cubicle with fitted shower, washbasin, WC., radiator, wooden flooring.

Bedroom Three (13'6 x 9'1, double aspect)

Radiator. Fitted shelved cupboard. Double doors to rear garden.

First Floor

Landing, leading to -

Bedroom One (13'5 x 11', double aspect)

Two fitted storage cupboards. Radiator. Wooden floor.

En suite

WC., pedestal washbasin, panelled bath with mixer tap and shower attachment. Shower rail and curtain. Radiator. Wooden floor.

Bedroom Two (10'9 x 8' plus large walk-in cupboard)

Radiator, wooden flooring.

En suite

Tiled shower cubicle with fitted shower, pedestal washbasin, WC., radiator.

Curtilage

The property is approached over a gravelled driveway leading to a lawned rear garden that runs down to an attractive babbling brook which borders the southern edge of the garden. Also within the garden there is a modern plastic oil tank and a detached brick and tile single storey barn. This is made up of a double garage (18'6 x 14'1) with double fronted doors and electric power and light. Attached to this is a further outbuilding (12'11 x 12'6) with electric power and light and a doorway that leads to building two: (17'7 x 13'6), which has a skylight and electric power and light. The outbuilding has recently been granted planning permission to be converted into a residential annexe, Details of the planning consent can be found on North Norfolk District Council's website under the reference PF/22/0416.

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General Information

Tenure: Freehold.

Services: Mains water and electricity, drainage is via a modern sewerage treatment plant shared with the next door neighbour.

Council Tax Band: Band D (£— 2022/23)

Local Authority: North Norfolk District Council, 01263 513811.

Energy Performance Certificate: Band F.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H313068.

All our properties can be viewed on the internet at www.pointens.co.uk and on www.onthemarket.com

IMPORTANT NOTICE

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

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Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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PROPOSED SITE/BLOCK PLAN

a 070722 Flashes removed

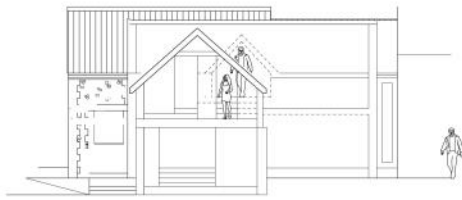
PIKE Incorporated Architectural Technologists Designers Planning Consultants
 11 Hamilton Road - Cromer - Norfolk - NR27 9HL
 partnership Tel: 01263 80555



client: Mark Pomeroy	drawing: SITE/BLOCK PLAN
project: Meadow Barn The Street Thornage NR25 7AD	scale: 1/200 date: 10.11.2021

drawing no:
3048-06a

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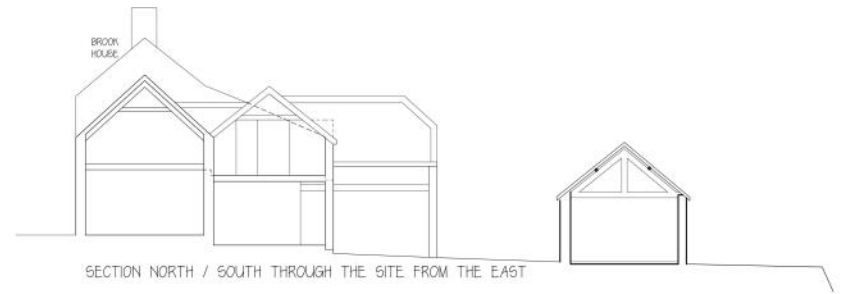


SECTION FROM THE SOUTH



SOUTH ELEVATION

angled area of existing building to be removed and left open to improve setting of Brook House



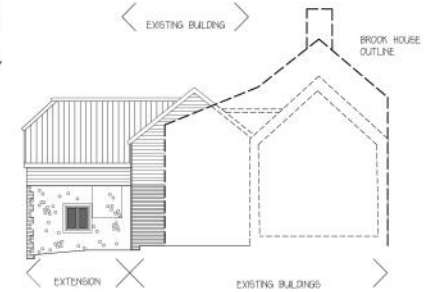
SECTION NORTH / SOUTH THROUGH THE SITE FROM THE EAST



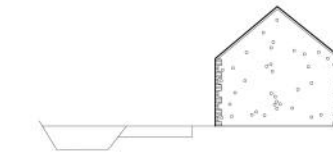
NORTH ELEVATION TO CONSERVATION AREA



WEST ELEVATION



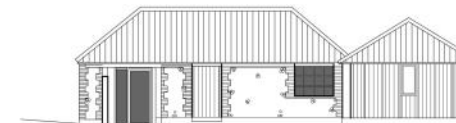
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



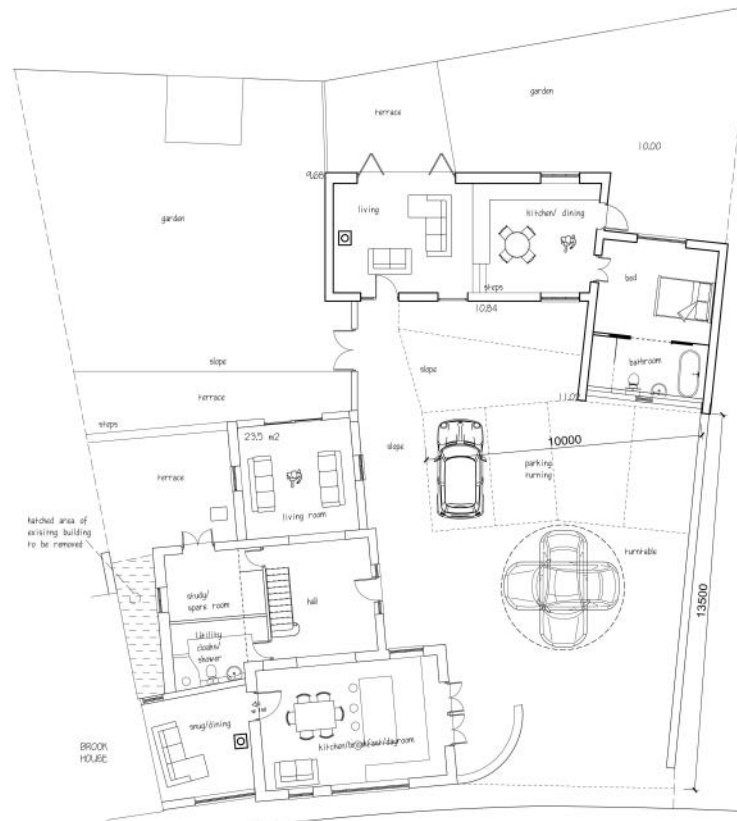
SECTION AND EAST ELEVATION



PROPOSED



FIRST FLOOR



GROUND FLOOR AND SITE PLAN

© 070722 Porch removed from plan.

PIKE
partnership

Incorporated Architectural Technologists Designers Planning Consultants
11 Hamilton Road - Cromer - Norfolk - NR27 9HL
Tel: 01263 80255



client: Mark Power

drawing: Proposals

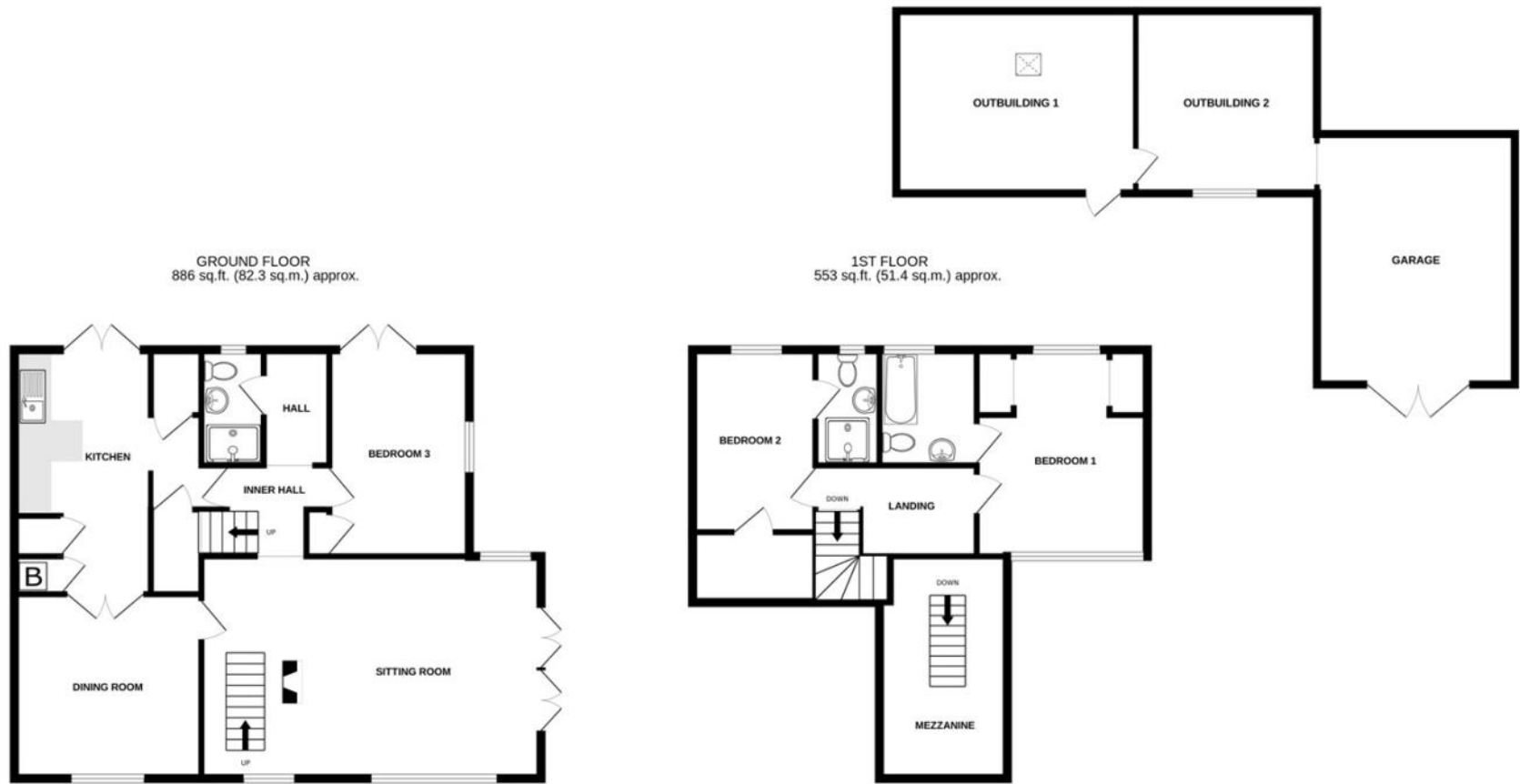
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The Street
Thornage
NR25 7AD

scale: 1:100 at A1

date: 03/2022

drawing no:
3048-04e

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MEADOW VIEW, THE STREET, THORNAGE NR25 7AD

TOTAL FLOOR AREA : 1439 sq.ft. (133.6 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

