



CHARIS BARN, CHURCH LOKE, ROUGHTON, NORWICH NR11 8SZ

**BARN
MASTERS**

Estate Agents & Valuers
barn and rural property specialists



The Barn

Charis Barn is a beautifully appointed 5 bedroom semi detached red brick and flint barn located in the village of Roughton close to the North Norfolk Coast. The barn has been converted to an exceptionally high standard throughout successfully combining state of the art fixtures and fittings, whilst retaining many original features and barn character. Of particular note is the stunning open plan upstairs kitchen and living area which takes advantage of the far reaching views and the excellent outdoor entertaining area.

The Approach

The Barn is approached off a quiet country lane on the outskirts of the village, via a shared driveway and parking area. The property is entered through a little wooden gate via a patio area with immaculate lawns to either side.

Accommodation

Charis Barn provides contemporary open plan “upside down” living space:

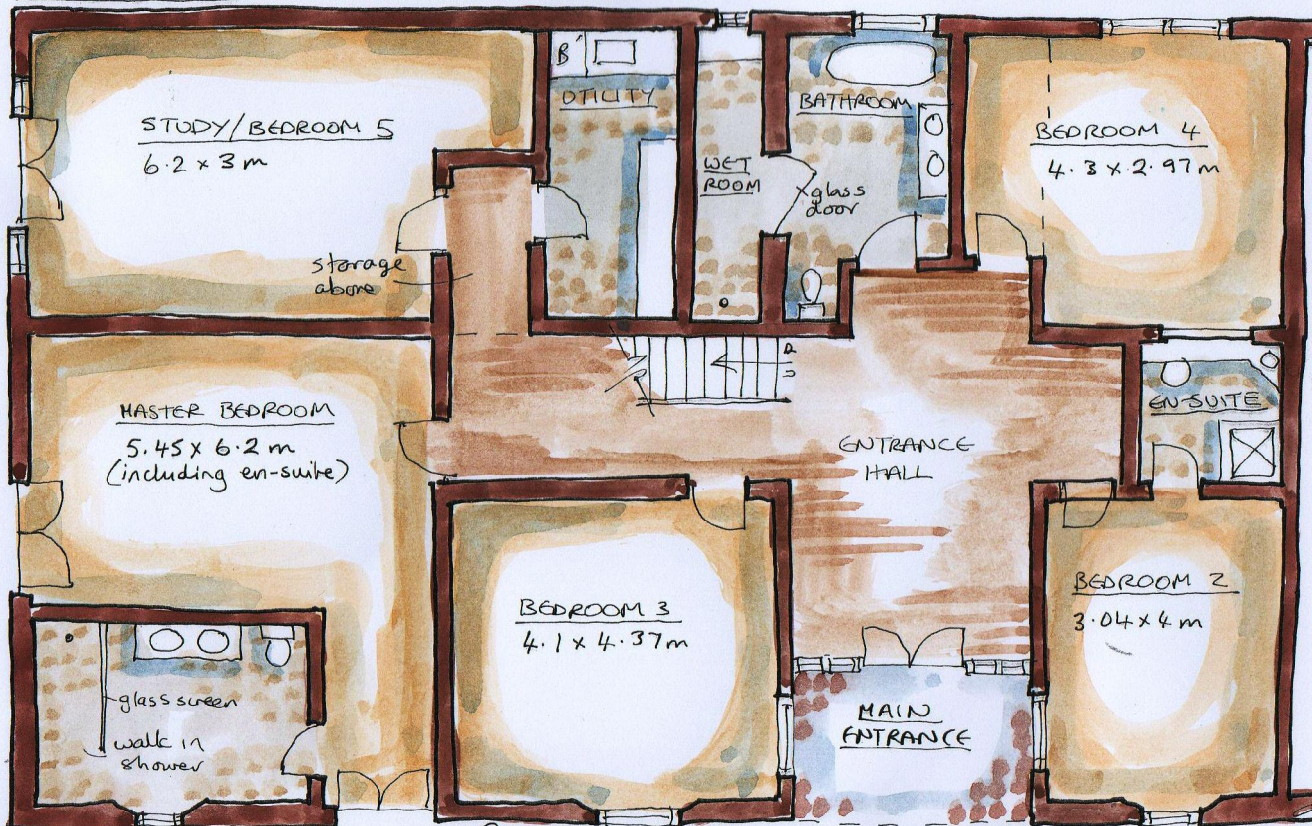
- On the Ground floor:
 - 5 Double bedrooms, two of which are ensuite. (5th bedroom currently used as a study / gym)
 - Large bathroom leading to separate shower room serving remaining two bedrooms. All bathrooms have underfloor heating.
 - Entrance Hall, downstairs utility room and storage area.
- Stunning first floor open plan living with vaulted ceiling:
 - Good sized open plan kitchen with solid American oak units, granite work surfaces and Butlers sink. A large bespoke wine rack, American fridge freezer and Smeg cooker are included in sale.
 - Large dining area with striking central wood burning stove.
 - Open plan sitting area.
 - 2 separate large loft storage areas
- A well designed and sheltered outdoor entertaining area is located in a separate out building with electric underfloor heating and fully opening French doors to the front of the property, including a built in BBQ and bar (note: the bar is available by separate negotiation) and further outdoor space.

Outside

There is a pretty garden to the front of the property which is mainly laid to lawn with a patio area for entertaining and a variety of mature shrubs and flower beds. The garden folds round to the side of the property with further patio area and raised railway sleeper flower beds.



FIRST FLOOR



GROUND FLOOR

TOTAL INTERNAL FLOOR AREA
 232.3 m² ~ 2500 sq feet. approx.

ENTERTAINMENT ROOM
 29.61 m² ~ 318 sq feet approx.

- Stunning Barn Conversion
- Immaculate presentation
- Character features include
 - ~ exposed beams
 - ~ exposed roof timbers
 - ~ exposed flint and brick walls
- 'Upside down' living
- Balcony to first floor living area
- Open plan living area

- Gardens and lawn to front
- Lawn and courtyard to side
- Separate entertainment room with built in bar and BBQ.
- Superb location



OUTDOOR ENTERTAINMENT ROOM

Location

The North Norfolk village of Roughton is 3.7 miles south of Cromer, 19.6 miles north of Norwich and 6.5 miles north-west of the market town of North Walsham. The village straddles the A140 between Cromer and Norwich and the B1463.

Amenities

The village of Roughton is a thriving village close to the North Norfolk coast with a number of amenities including a Primary School, the New Inn Public House, Groveland Farm Shop, a petrol station, a post office and The Roughton Fish Shop. Roughtons Church of St Mary, is mainly 14th century, with a round Saxon tower.

The seaside town of Cromer (3.7 miles) to the north, famous for its dressed crabs, has a market every Friday. As well as one of Norfolk's most attractive seaside resorts and proudly boasting a blue flag for its beach, Cromer is also an important residential, administrative and service centre for the growing population of North Norfolk. A recent regeneration programme has enhanced the town introducing new facilities in and on the seafront. Attractions include its pier, restaurants and cafes, two museums, wide open beaches, spectacular cliffs and its famous pier show.



The North Norfolk coastline stretches for 43 miles and much of it is designated as an Area of Outstanding Natural Beauty. The diverse landscape includes wide sandy beaches, pine forests, salt marshes and mudflats providing a haven for wildlife. For those seeking sophisticated exclusivity then the villages of North Norfolk, including Burnham Market, Blakeney and Cley-next-the-Sea, offer stylish shops and award winning restaurants.

Norwich, the regions capital, is less than 30 minutes drive to the south and provides a wider variety of shopping, commercial and leisure facilities; these include a full range of sports clubs and societies, restaurants and high street stores. Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital. You will find a modern cultural city with beautiful heritage, vibrant nightlife, sophisticated shopping and mouth-watering restaurants. Norwich is the most complete medieval city in Britain. It has also been voted one of the top 5 places to shop - a rare blend of historic interest and modern sophistication.

Education

Schools nearby include: Roughton St Marys primary school, Cromer High School and Aldborough Primary School.

There are also a number of excellent independent schools within easy reach including: Wood-Dene School, Aylmerton, Beeston Hall, West Runton, St Andrew's School, East Runton, Greshams School, Holt and Taverham Hall Preparatory School.





Travel

The A11 and A140 are both easily accessible via the A47 southern bypass at Norwich.

The nearest railway station is at Roughton Road for the Bittern Line, which runs between Sheringham, Cromer and Norwich. From Norwich there is a fast service to London Liverpool Street. Norwich International Airport is 20 minutes by car from Roughton. First Eastern Counties, Norfolk Green and Sanders all provide a regular bus services to Norwich, Sheringham, Cromer and Holt.

Directions

Proceed out of Norwich on the A140 north towards Cromer. As you come into the village of Roughton turn right into Church Loke and Charis Barn can be found on the left clearly marked with a Barn Masters For Sale board.

Council Authority

North Norfolk District Council
Tel: 01263 513811
Council Tax: £1,560 per annum
(Confirmed by vendor)

Services

Mains water, sewage and electricity connected.
Oil fired central heating.

Viewing

Strictly by appointment with Barn Masters

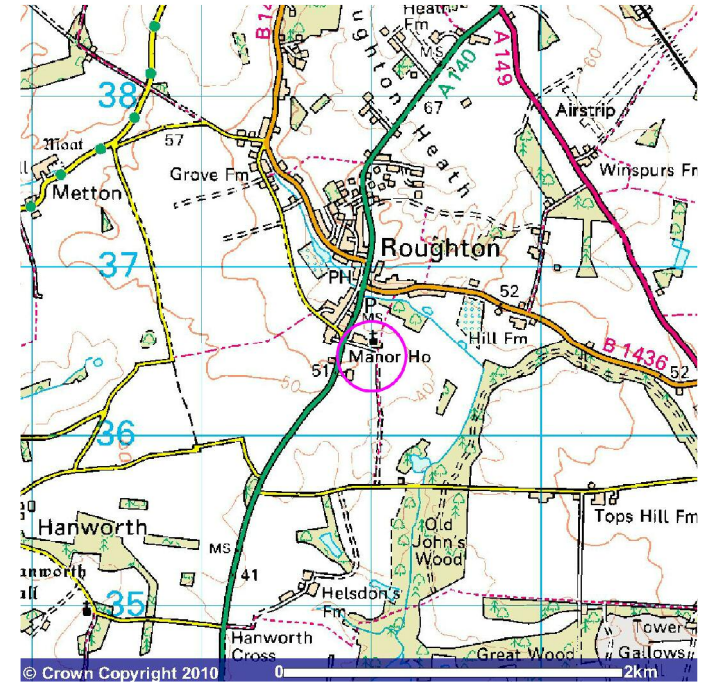


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Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by a member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

The Estate Agents Act 1979

This Act regulates the conduct of estate agents in the course of estate agency work concerned with buying and selling property; it does not cover the letting of properties. The Act gives the Office of Fair Trading the power to issue warning or prohibition notices against persons it considers to be unfit to carry on estate agency work. The Estate Agents Act lays down the duties that agents owe to their clients, which include: • Passing on all offers to the vendor in writing • Handling client's money • Disclosing a personal interest if the agent may benefit from the sale of the property • Giving written details of charges before entering into a contract • Providing details of any services provided by the agent to buyers.

PLEASE NOTE: This plan is for illustration purposes only and not to scale.