WALNUT TREE FARM, MATTISHALL

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THE BARN
Walnut Tree Barn has been meticulously and sympathetically converted into a fine former threshing barn by its original owner. Throughout the barn every aspect of the conversion has been completed to an exemplary standard with one of its finest features being the cooker splash back. However there are so many more – the beautiful reclaimed brick fireplace and hearth, the use of oak throughout, fixtures and fittings of only the highest standard. Added to this the barn boasts four good sized bedrooms, two with ensuites and also an extra room, which provides flexibility of an array of uses - a snug/garden room or as a children’s playroom.

MEASUREMENTS
- Entrance Hall 6’9” x 6’3” (2.06m x 1.91m)
- Lounge/Dining Room 34’4” x 15’4” (10.46m x 4.67m)
- Kitchen 21’3” x 13’10” (6.48m x 4.22m)
- Utility Room 7’8” x 5’10” (2.34m x 1.78m)
- Bathroom 10’3” x 6’5” (3.12m x 1.96m)
- Bedroom Three 13’2” x 10’4” (4.01m x 3.15m)
- Bedroom Four 11’1” x 8’7” (3.38m x 2.62m)
- Snug/Garden Room 14’7” x 12’2” (4.44m x 3.71m)
- Stairs and Landing
- Bedroom One 13’10” x 11’8” (4.22m x 3.56m)
- Ensuite 8’6” x 5’4” (2.59m x 1.63m)

OUTSIDE
Walnut Tree Barn is approached via a shingled driveway and has an area provided specifically for two car spaces, as well as additional parking on the driveway. The lawned garden in front of the barn is bordered by two different types of lavender and also some strategic use of oak sleepers. The south facing courtyard sandstone patio area is a stunning space to relax in with a wealth of mature plants, shrubs and trees. A notable feature is the lead fountain.

LOCATION
Mattishall is a village with a good range of amenities, lying 13 miles from the centre of Norwich, and 4 miles from East Dereham. Amenities include the Swan Inn, two cafes, village store, post office, butchers, hairdressers, fish and chip takeaway and the church. There is also a doctors surgery with attached pharmacy and a children’s nursery and primary school. The village is only two miles from the A47 providing easy passage to East Dereham and Norwich.
DIRECTIONS
Take the Dereham Road out of Norwich and merge onto the A47. Keep on the A47 until left turn into Mattishall Lane. Slight right at Blind Lane, slight right again. Turn left and left again onto Mill Road where the barn will be found on the right hand side.

LOCAL AUTHORITY
BRECKLAND DISTRICT COUNCIL
Telephone: 01362 656873

VIEWINGS
Viewings strictly through Barn Masters.
Telephone 01603 621177

ENERGY EFFICIENCY RATING
Measurements, distances and areas are approximate.
The text, photographs and plans are for guidance only.
Barnmasters expects our barns to have all necessary planning permissions, building regulation certification and other consents in place.
Barnmasters have not tested any services, equipment or facilities. Potential Purchasers must satisfy themselves by examination or otherwise.

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TOTAL - 194.2 sq.m. - 2091 sq. ft.
Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify that they are in working order, fit for their purpose or within ownership of the seller, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their solicitors. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to recheck the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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.