Church Farm Barns, Bramerton, NR14
Four Bedroom Barn Conversion - Guide Price £450,000 - £475,000

abbotFox Bespoke presents Church Farm Barns, a stunning two storey barn conversion in the popular Broadland village of Bramerton.

The generous open plan accommodation features a stunning vaulted 29”2 lounge diner with central two sided log burner, which leads onto a large kitchen breakfast room. To the ground floor, the accommodation features four bedrooms (master ensuite), conservatory, four piece family bathroom and separate W.C/ utility room.

To the outside, the barn benefits from three allocated parking spaces, garage and further visitor parking. The garden features a decking area and central water feature.

**KEY FEATURES**
- Two storey barn conversion
- 29”2 vaulted lounge with central log burner
- 20”4 kitchen breakfast room
- Four bedrooms (master ensuite)
- Conservatory
- Garage and parking

**SITUATION**
The quiet Broadland village of Bramerton is popular due to its close proximity to the famous Norfolk Broads and scenic surroundings. Just 3 miles to the south is the larger village of Poringland boasting a number of facilities including a supermarket, post office, doctors surgery, dentists and both primary and secondary schools.

Norwich is also found 6.5 miles from Bramerton and offers a range of leisure, cultural and shopping facilities. Norwich has two shopping centres, many restaurants and boutiques as well as a mainline railway station serving London Liverpool Street and an international airport.

**SERVICES**
Mains water and electricity connected with oil fired heating

**LOCAL AUTHORITY**
South Norfolk Council

**COUNCIL TAX BAND**
Tax Band E

**TENURE**
Freehold
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