

Hall Lane, Postwick, NR13

Five Bedroom Detached Barn Conversion - Guide Price £750,000

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abbotFox Bespoke presents this striking detached family home. Located on a private road in the popular village of Postwick, this home offers peaceful village living, whilst retaining easy access to Norwich. This individual property has been stylishly and thoughtfully improved and extended by the current owners to offer a unique opportunity for any buyer.

The property itself offers a high degree of flexibility, with stunning open plan living to the ground floor and annexe potential for those seeking multi-generational living. The first floor offers a stunning vaulted living space with a balcony which affords stunning views over nearby fields. With generous bedrooms, refitted en-suite and family bathroom completing the first floor, this is an ideal home for any growing family. Sitting centrally within a private plot, this home also benefits from a variety of outbuildings, including a shepherds hut with power and lighting.

Properties of this calibre are rarely available, with an internal viewing essential to appreciate this impressive home.

KEY FEATURES

- Striking detached property
- Flexible layout
- Annexe potential
- Spacious, private plot
- High quality finish throughout
- Popular village setting
- Ideal family home
- Viewing advised

SITUATION

The small village of Postwick is situated just 5 miles east of the Norwich city centre which offers nationally acclaimed shopping facilities, a variety of excellent cafes and restaurants, exciting nightlife, excellent schooling in both the state and private sector and rich culture and history.

The village has excellent transport links via the A47 and enjoys easy access to the Northern Distributor Route and the business park on the edge of the City. Norwich railway station is only 3 miles away, providing regular train services to Cambridge and London Liverpool Street. To the north of the city, Norwich Airport provides domestic and international flights.

The Norfolk Broads National Park is to the east of Postwick home to fantastic beaches and Broadland walks. Located 3 miles to the east of Postwick is the village of Brundall which offers further amenities including shops, restaurants, takeaways, schools and public houses.

SERVICES

All mains services connected

LOCAL AUTHORITY

Broadland District Council

COUNCIL TAX BAND

Band E

TENURE

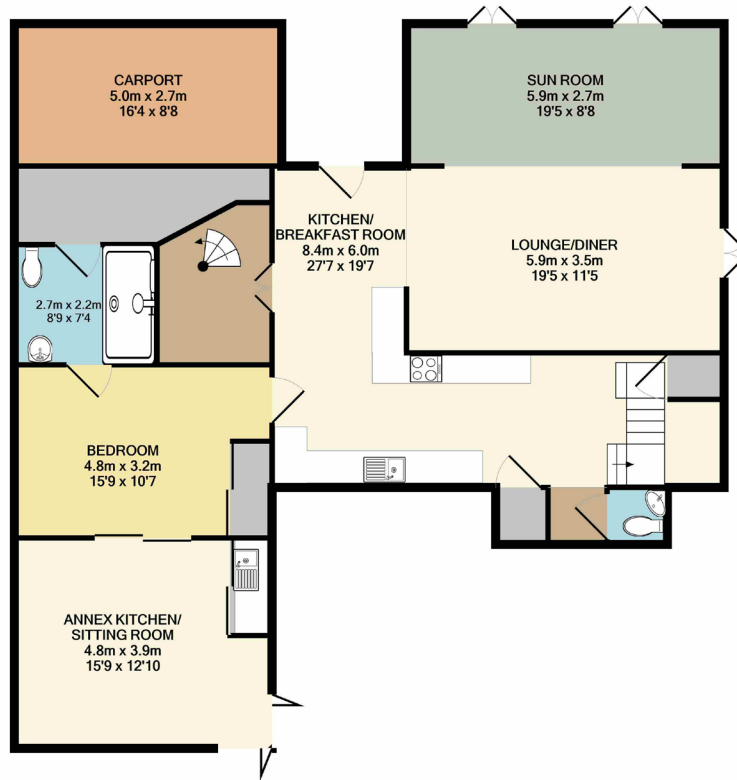
Freehold





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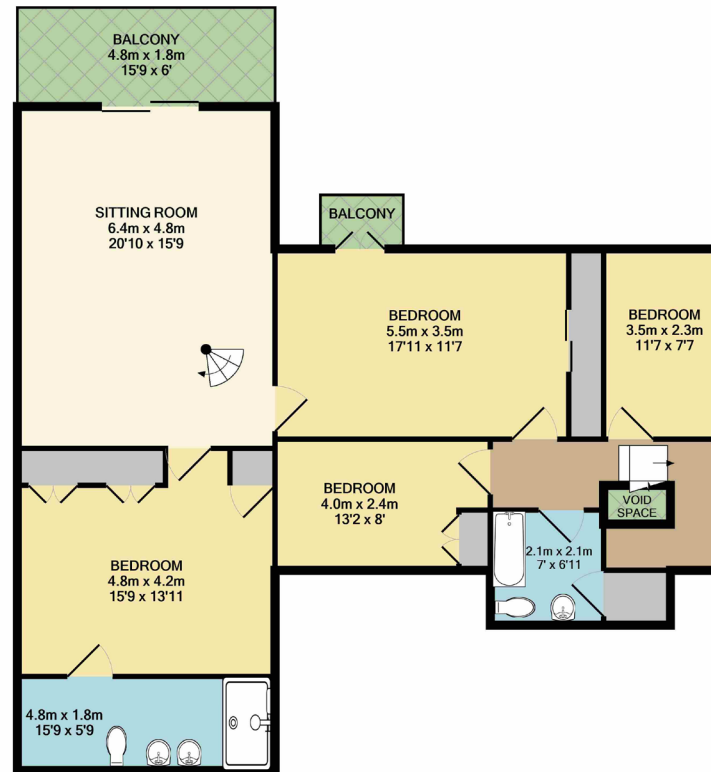


GROUND FLOOR
APPROX. FLOOR
AREA 134.6 SQ.M.
(1449 SQ.FT.)

TOTAL APPROX. FLOOR AREA 246.8 SQ.M. (2656 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 112.2 SQ.M.
(1207 SQ.FT.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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