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Plot 4 Beech Farm Barns

Belton NR31

“This isn’t your average home.”

Wilem Construction





Introduction

This three-bedroom home is part of an exclusive development of just three other homes and constructed on the site of a former threshing barn and farm buildings. The site has been beautifully modernised and redeveloped and combines a prime location in east Norfolk with sociable living spaces and all the mod-cons you could need.

Inside

The living spaces are arranged in a U-shape with a large courtyard in the centre

A huge open-plan living, dining and kitchen area dominates one of the wings, with two sets of impressive bi-fold doors letting in lots of natural light and partly-vaulted ceilings creating a great sense of space. The overall finish combines neutral yet stylish decor and is something of a blank canvas for new owners to really make their mark.

Three bedrooms are accessed off an internal corridor, all fitted with their own luxurious en suite bathrooms and external doors leading out and into the courtyard garden.

Outside

This distinctive, U-shaped barn conversion is one of just four new homes from Wilem Construction, situated on the outskirts of Belton and in a sought-after semi-rural position.

The property has bespoke timber-framed windows and doors and is arranged around a central courtyard, which features a paved terrace around the perimeter and a lawn in the centre.

High-level brick walls provide fantastic privacy and seclusion and the courtyard becomes very much a 'room' in itself, extending the sense of space from the main living areas inside.

To the rear is a 250 sq metre garden backing onto open fields.

Parking for at least three cars is provided by a private driveway.



Reception Rooms

An open-plan living space dominates one side of the barn, offering a good-sized kitchen, family room and separate living area with plenty of light-filled space in which to cook, dine and relax.

From here, two sets of impressive bi-fold doors open on to the central courtyard, creating a seamless transition between the outside and the in. It's made for entertaining, particularly in the warmer months, and encourages guests to move in and out of the space with ease.

Bedrooms and bathrooms

The three double bedrooms are generously proportioned and light and airy. They each have their own private doors, which offer immediate access outside and into the courtyard garden, as well as luxurious en suite bathrooms fitted with heated towel rails and underfloor heating.

The principal bedroom also has a large walk-through wardrobe and a double-size shower in the en suite, plus twin basins set into a good-sized vanity unit.

There is also an additional cloakroom located off the entrance hall.

Features

The U-shaped layout, centred around an internal courtyard, creates a unique entertaining space that's ideal for al fresco dining or summer parties. The addition of double bi-fold doors only adds to this, encouraging free flow between the indoor and outdoor spaces and letting in lots of natural light to the open-plan kitchen and dining area.

The bedrooms and bathrooms are also exceptionally light and airy, with modern fixtures and fittings combined with more heritage-inspired touches, including wooden vanity units, wood-panelled baths and timber-framed windows.

The oak cart lodge and high-level brickwork continues the heritage-feel, outside, and creates a great sense of privacy.

Practicalities

The L-shaped kitchen with island is sociably positioned with plenty of worktop and storage space and high-end appliances including eye-level double ovens and an electric hob.

There is also a separate utility room off the entrance hall, a small cloakroom and several storage areas the other side of the principal bedroom.

Services

There is underfloor heating to the ground floor and heating and hot water is provided by a gas boiler system. Mains drainage.



Approx. Gross Internal Floor Area 1722 sq. ft / 159.98 sq. m

Produced by Elements Property

Location

Beech Farm Barns is located on the outskirts of Belton, a small but pretty village near Gorleston-on-Sea and parts of the Broads National Park.

It's well-served by good road links, including the A143, which easily connects it to the countryside and coast.

Families

The village is small in size but still has a pharmacy, small supermarket, recreation ground and pub and there is also a leisure centre nearby which offers a number of activities and classes, including arts and crafts groups, fitness classes and regular coffee mornings.

The nearest primary school is Moorlands Primary Academy, rated 'Good' by Ofsted, and others can be found in the surrounding villages and towns, including in Bradwell and Gorleston. For older students, there is Ormiston Venture Academy and Cliff Park.

The seaside resort of Great Yarmouth, famous for its 'Golden Mile', can be reached by car within less than twenty minutes and the seaside resort of Gorleston-on-Sea can be reached in around 15 minutes. Both offer sandy beaches and a number of family-friendly attractions, including a pleasure beach and sealife centre.

Local authority

Great Yarmouth



Our agent's view

"The attention to detail that's gone into creating this three-bedroom home is incredible. It's been designed and constructed by a local building firm and has such a great finish.

I love the layout. It's ideal for those with big families who like to host and really makes the best use of its internal courtyard, which is an incredible but enclosed outdoor space. I can imagine lots of barbecues and summer parties taking place here, sheltered by the high but beautiful brick walls which offer so much privacy from the neighbouring properties.

A lot of the rooms are partly-vaulted, all are light, airy and of good-proportions and it's well insulated. It will be a dream home for the right buyer."

Samuel Le Good | Partner





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Agent's Details



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