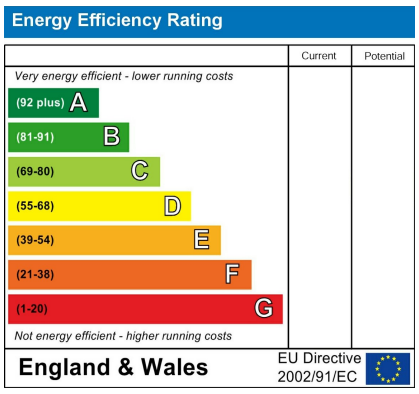

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

TOTAL FLOOR AREA : 337.6 sq.m. (3634 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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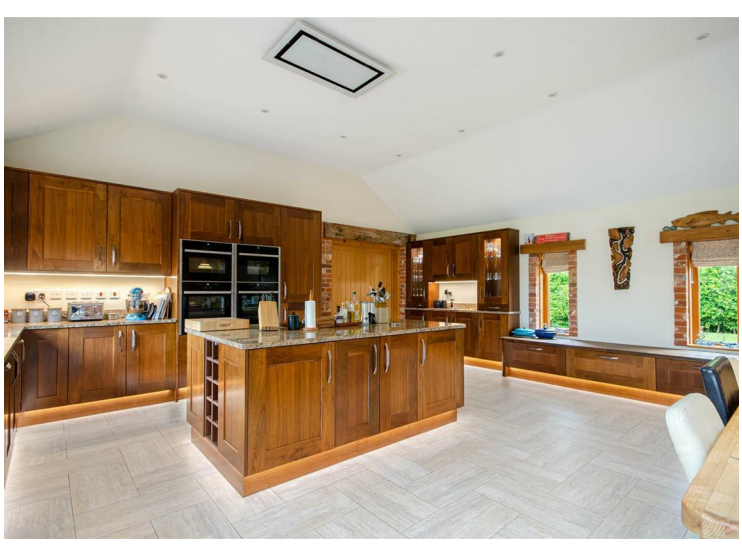
abbotFox

Hall Road| Norwich| NR12

Offers In Excess Of £1,000,000

abbotFox Bespoke presents Hall Farm, a most impressive barn skilfully converted to provide spacious accommodation all on one level. Surrounded by fields with a generous plot of approximately 0.75 acres (stms). Boasting an idyllic countryside setting perfectly positioned near the renowned Norfolk Broads and North Norfolk's beautiful coastline.

Accommodation briefly comprises; large entrance lobby and central hallway which serves most of the rooms in the property, including, four double bedrooms (two with en suites), a home office, useful utility room, a family bathroom, cloakroom, a boot-room which connects the garage to the property and an additional 700sqft reception room. The stunning principle reception room features exposed brickwork and beams, a wood burning stove and a spiral staircase which leads up to a first floor look-out with breath taking panoramic countryside views. This unforgettable room leads into a high specification kitchen dining room with a central island. Double doors lead into a beautiful all year round garden room with wood burning stove, enjoying views out across the landscaped gardens, the perfect vantage point to see the visiting wildlife.

Outside, the property is approached via a gated entrance leading to an extensive shingle driveway, offering off-road parking for several vehicles. The garden wraps around the entire property and has been well maintained by the current owners and is mainly laid to lawn with decorative shrubs and borders. A patio area situated off the garden room provides the perfect setting for alfresco dining in the Summer months and enjoying the peaceful setting.