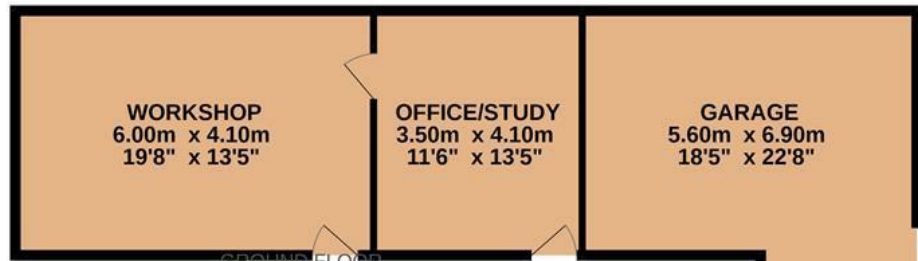
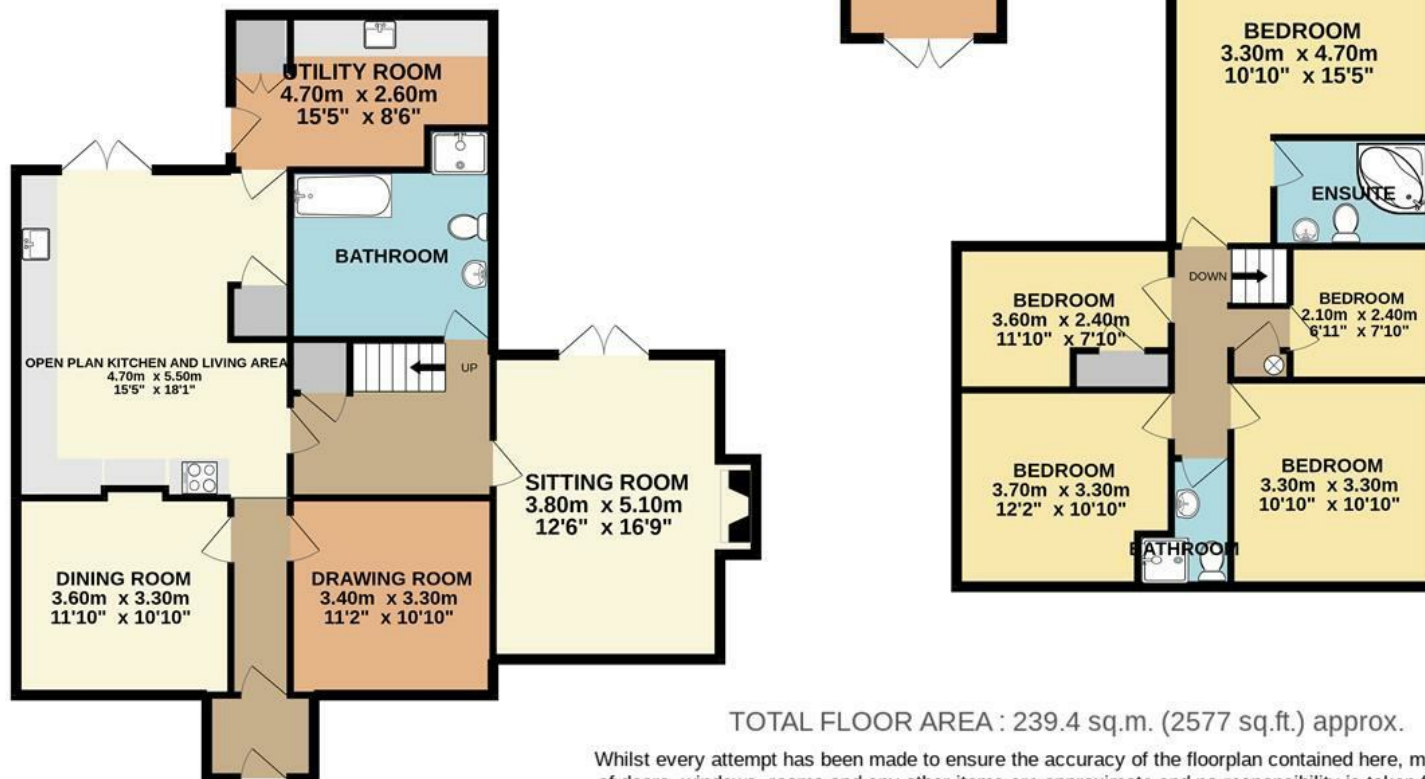


OUTBUILDINGS  
69.2 sq.m. (745 sq.ft.) approx.



GROUND FLOOR  
104.0 sq.m. (1119 sq.ft.) approx.

1ST FLOOR  
66.2 sq.m. (712 sq.ft.) approx.



TOTAL FLOOR AREA : 239.4 sq.m. (2577 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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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



Watton Road | | NR17  
Offers In Excess Of £600,000



abbotFox Bespoke presents Laurel Farm, a pretty detached home set within mature grounds of approximately 1.94 acres (stms). The property has a detached annexe/holiday let or home office potential in the form of an unconverted barn (subject to obtaining the necessary planning consent).

Accommodation in brief comprises; porch entrance, sitting room with wood burning stove and doors out onto the garden, drawing room, formal dining room, kitchen breakfast room with country style bespoke fitted kitchen including a Stanley cooker, utility room and large four piece bathroom suite.

The first floor provides five bedrooms, the principle bedroom featuring an en suite bathroom, there is a shower room off the landing also.

In addition to this there is, there is a substantial barn circa 750sqft which, with the necessary planning approval would make a superb detached annexe, one or two holiday lets or alternatively an excellent home office. The barn is currently arranged as a workshop with a separate office and provides garaging. Furthermore there is a significant detached garden store of mainly timber construction on a concrete hard standing.

The grounds are mainly laid to lawn with a well stocked formal garden, productive vegetable garden, established orchard and wooded area with a natural pond. There are mature hedgerows and various specimen trees bordering the property which backs and sides on to fields.

