



The Long Barn, Great Witchingham, Norfolk

The Long Barn, Furze Lane, Great Witchingham, Norwich, Norfolk, NR9 5PG

A superb period part converted barn with planning permission to convert to a four-bedroom family house with a one bedroom self-contained annexe, all set in a private and sought after location

Norwich 12 miles, Holt 15 miles, Reepham 2 miles

Ground floor

Finished rooms: Entrance hall | Kitchen and Dining room | Living room | Family shower room

Proposed rooms: Open plan living space
Garden room / Study | Snug / Bedroom | Utility

Proposed self-contained annexe: Living room
Kitchen | Bedroom | Bathroom

First floor

Proposed rooms: Two double bedrooms with ensembles | Two further bedrooms | Family bathroom

Outside: Shared driveway | Off street parking for several vehicles | Substantial Dutch Barn
Lawned gardens | Paddock / Woodland

In all about 1.18 acres of gardens and grounds

EPC - TBC

The property

The Long Barn is a substantial semi-detached Norfolk barn of red brick construction under a tiled roof, set over two storeys. The barn comprises over 3000 sq ft of internal accommodation and has been partly converted, with permission granted for a conversion to a four-bedroom family residence with a one bedroom self-contained annexe. The current owner has converted one wing of the barn which comprises on the ground floor level an open



plan kitchen and dining room, living room, family shower room all with underfloor heating and a utility room.

On the first floor the vendor has part converted two double bedrooms, with permission granted for two further ensuite bedrooms and a family bathroom.

Outside

The property is accessed via a shared driveway and offers off street parking for several vehicles and a double car port. To the front of the barn is a courtyard area, to the side is a generous parking area with several redundant silos and to the rear of the house is a lawned garden and paddock area. The gardens are well established with mature trees, shrub and hedge borders and also include part of a large Dutch Barn.

Location

The Long Barn is situated in a quiet and peaceful position to the north of the village of Great Witchingham, which is sits about 2 miles to

the south and includes a village shop, bakery, public house and petrol station, as well as Great Witchingham Cricket Club. Excellent shopping and schooling can be found in the nearby market town of Reepham (2 miles) and within Norwich (12 miles) the regional centre which provides extensive shopping, schooling and leisure opportunities.

Norwich Train Station has a mainline service to London Liverpool Street with a journey time of approximately 1 hour 50 minutes. Norwich International Airport has an expanding number of domestic flights with most international destinations available via Schiphol.

The Georgian town of Holt (15 miles) is famous for its extensive range of independent shops and restaurants and for private education at Gresham's School. Further private education is available at Beeston Hall, West Runton and Taverham Hall on the outskirts of Norwich. There is a wide range of leisure activities within the area, including racing at Fakenham and

Newmarket and golf at Weston Longville and Bawburgh. The North Norfolk coast (18 miles) offers sailing, walking and bird watching and is a heritage coastline much of which is classified as a National Landscape.

Directions

Leave Norwich on the A1067 Fakenham Road travelling through Taverham, Attlebridge and at Great Witchingham (Lenwade) drive through the village crossing over the river. On leaving the village turn right up a small lane opposite the Lenwade Country House Hotel (Heath Lane). Crossing over a hump back bridge, follow this lane until the T-Junction and turn left onto Furze Lane and continue for about 1 mile and the turning to the Long Barn can be found on the left hand sign (signposted Manor barn).

Agents note: For more information on the planning permission (reference number 960338) and covenants, please speak with the selling agent. For health and safety reasons there is no access up to the first floor of the barn.

General

Local Authority: Broadland District Council

Services: Mains electricity. Private drainage and water. LPG gas central heating.

Council Tax: Annexe at The Long Barn - A

Tenure: Freehold

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. The kitchen appliances are included. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

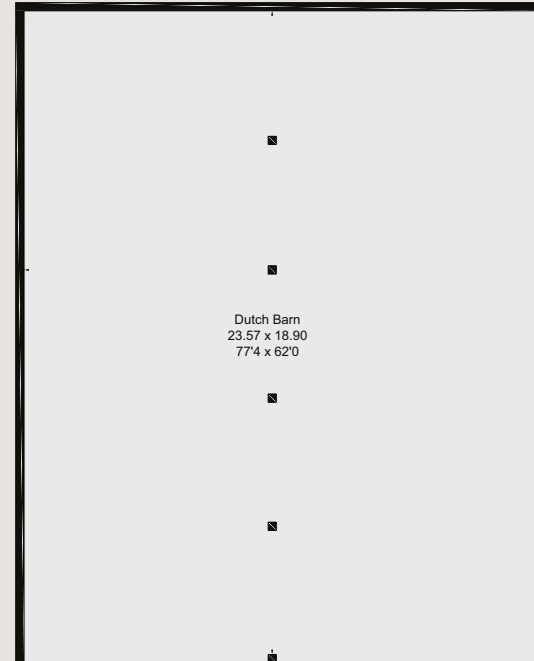
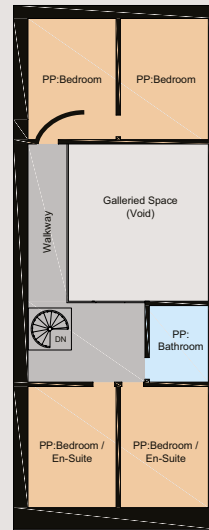
Guide Price: Offers in excess of £450,000.

Viewing: Strictly by appointment through Strutt & Parker.



Floorplans

Approximate Gross Internal Area (Excluding Void) = 380.7 sq m / 4098 sq ft
 Carport = 24.2 sq m / 260 sq ft
 Dutch Barn = 446.0 sq m / 4801 sq ft
 Total = 850.9 sq m / 9,159 sq ft
 For identification purposes only.



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 purchase.

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