



Halls View Barn, Wood Dalling, Norfolk

Halls View Barn

Guestwick Road

Wood Dalling, Norfolk

NR11 6SF

A superb and substantial five bedroom barn conversion situated in a quiet and rural north Norfolk location

Holt 8 miles, Reepham 4.5 miles,
Fakenham 12.0 miles, Norwich city centre 17.0
miles, North Norfolk coast 13 miles

Ground floor: Entrance hall | Kitchen / Sitting room / Dining room | Lounge / Study | Utility room | Shower room | Family bathroom | Principal bedroom with ensuite shower room
Two further double bedrooms

First floor: Bedroom 2 with ensuite shower room
Double bedroom

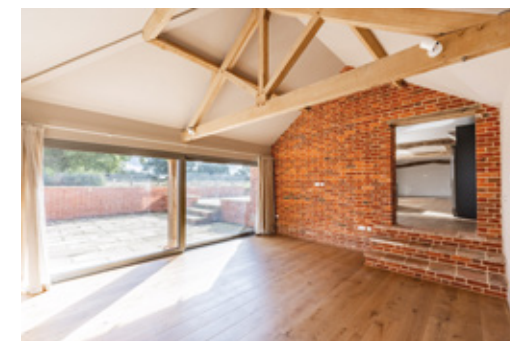
Outside: Private driveway | Off street parking
Patio seating area | Lawned gardens

EPC C

The property

Halls View Barn is a superb and impressive award winning five-bedroom barn conversion of brick and flint construction under a tiled roof. The property offers well-proportioned family-sized accommodation and hosts a variety of splendid features including exposed timber beams, full-height windows and elegant contemporary fittings. The existing owners have meticulously created a wonderful family home with no expense spared which has been recognised by being awarded the Broadland District Council Design Awards 2023.

Halls View barn is a spacious and light residence with generous reception and bedrooms, set over two floors. Of particular note is the open plan kitchen, sitting and dining room which forms and excellent entertaining and living space



with an impressive floor to ceiling window with sliding double doors out onto the private rear patio seating area, all enjoying stunning the views over the landscaped gardens.

Outside

The property is accessed via a private driveway with parking for several vehicles. To the rear of the property is a large private patio seating area, overlooking the generous lawned gardens which are enclosed by both fence and hedge borders.

Location

Halls View Barn sits just outside the small village of Wood Dalling, between the towns of Fakenham and Aylsham. There are many amenities in the small Georgian market town of Reepham and in the nearby village of Briston, including local shops, butchers, fishmonger and pubs. The historic market town of Holt (8 miles) offers hospitality venues and is renowned for its schooling with Gresham's pre, preparatory and senior schools. The nearest primary school is in Corpustry, while you can find further facilities, including secondary schooling, four miles away in Reepham. Fakenham is within 12 miles and offers a more extensive choice of shops, facilities and large supermarkets, while the regional hub of Norwich is 17 miles to the south-east. The area is well connected with the A140 and the A148 within 10 miles, while further road connections at Norwich include the A11, which offers connections towards the M11 and Stansted Airport.

Directions

From Norwich, take the A1402/Pitt Street north, away from the city centre, and continue to follow the A1402 for a mile and three quarters. Take a central position at the traffic lights and continue straight ahead onto Cromer Road before taking the left lane at the next traffic lights and turning onto the A140/Cromer Road. After a further mile and three quarters, take the second exit at consecutive roundabouts to stay on the A140. Continue for five and a half miles, then turn left onto Buxton Road. After two and three quarter miles, turn right onto the B1149/Holt Road and follow the B1149 for two miles before turning left,

following the sign for Wood Dalling. Continue for just over three and a half miles, then at the junction, continue straight ahead onto Guestwick Road. You will find the Halls View Barn on the left hand side after a third of a mile.

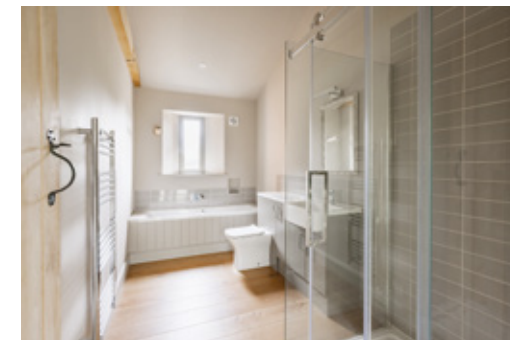
General

Local Authority: Broadland District Council (Council Tax: Band G)

Services: Mains Electricity and water. Heating and Hot water is via Air source heat pump. Underfloor heating on all levels. Private drainage

via a sewerage treatment plant. Drainage guttering etc is via underground drainage basket system.

Tenure: Freehold



Floorplans

Approximate Gross Internal Area = 272.9 sq m / 2937 sq ft
(Excluding Void)

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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Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. 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: £1,695,000

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

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