



Dragon Hall, Pit Street, Southrepps, Norfolk

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# Dragon Hall, Pit Street, Southrepps, Norfolk NR11 8UX

A superb four bedroom barn conversion situated in a highly sought after north Norfolk location

A140 3.3 miles, Aylsham 9 miles, North Walsham 4.3 miles, Cromer 5.4 miles, Norwich 18.0 miles

Ground floor: Entrance hall | Living room | Kitchen | Utility room | WC | Bedroom 2 with en suite shower room | Two further double bedrooms | Family bathroom

First floor: Mezzanine / Study | Principal bedroom with en suite shower room

Outside: Private driveway | Off street parking | Double garage | Outbuildings | Storage room | Gardens | Patio seating area

In all about 0.71 of an acre. EPC - C

## The property

Dragon Hall is an impressive barn conversion of brick and flint elevations under a tiled roof. The property is light and airy and offers well-appointed family-sized accommodation.

The main reception room is the well-proportioned drawing room, which has a woodburning stove, a double-height vaulted ceiling and a dual aspect, including French doors opening onto the gardens. There is also a spacious kitchen with modern fitted units, a breakfast bar and an Aga, while the utility room provides further space for storage and home appliances.

The principal bedroom is located on the upper level, with a study area on the landing overlooking the drawing room, the bedroom features a built-in wardrobe and an en suite shower room. There are three further bedrooms on the ground floor, one of which is en suite with all opening onto the garden via French doors. Also on the ground floor is a family bathroom.

## Outside

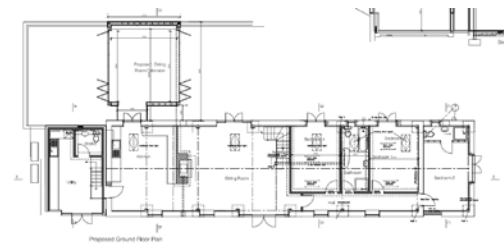
The property is surrounded by a delightful garden which backs onto open Norfolk countryside. There are extensive paved and gravel terraces and an elevated lawn, as well as a meadow area with grass and wildflowers. The gravel driveway provides access and parking space for several vehicles, while there is further parking and storage in the detached brick-built garaging block.

## Location

The village of Southrepps lies in a sought-after position on the edge of the Norfolk Coast Area of Outstanding Natural Beauty and within easy reach of stunning beaches and splendid Norfolk countryside. The village has several everyday amenities including local shops, a pub a village hall and a primary school, while there are further facilities in the coastal village of Mundesley and the popular seaside town of Cromer and to the south in North Walsham, both of which have supermarkets and a larger selection of high street and independent shops. Cromer and North Walsham also provide a further choice of schooling, including secondary schools, with the independent Beeston Hall School located in Cromer.

## Planning Permission

Planning Permission has been granted for a rear single storey extension plus 3 additional roof lights and the installation of PV panels. Planning Reference - PF/22/2298. Prospective purchasers are advised that they should make their own enquiries of the local planning authority

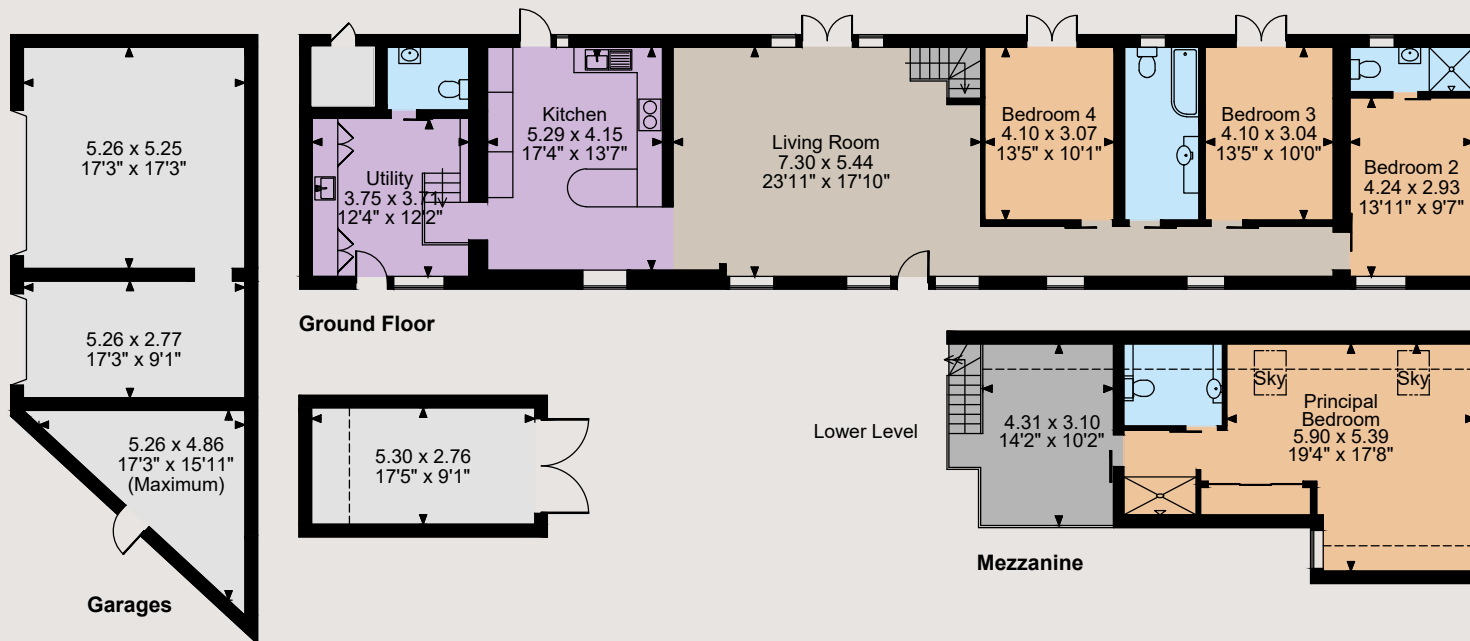








Floorplans  
 House internal area 2,060 sq ft (191 sq m)  
 Garages internal area 757 sq ft (70 sq m)  
 For identification purposes only.



Ground Floor

Lower Level

Mezzanine

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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## Location cont/...

The area provides road and rail connections towards Norwich, with the A140 within easy reach and North Walsham station offering services to Norwich, where connections can be made to London Liverpool Street.

## Directions

From Norwich, take the A140 north towards Cromer and after 156 miles, turn right onto Topshill Road. After a further 1.7 miles, turn right onto the A149, then turn left onto Church Road. Continue for 1.2 miles before turning left onto Antingham Road. Continue onto Pit Street and you will find the property on your right.

## General

**Local Authority:** North Norfolk Council

**Services:** Mains electricity, water and drainage. Central heating via air source heat pump.

**Council Tax:** Band D

**Rights of Way:** Please note that there is a right of way for the benefit of the neighbouring property over the drive of Dragon Hall. This is not their primary access and is infrequently used.

**Tenure:** Freehold

**Guide Price:** £925,000

## Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

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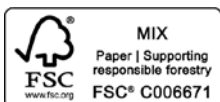
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