



Manor Barn, The Green, Saxlingham Nethergate, Norfolk

Manor Barn, The Green, Saxlingham Nethergate, Norfolk, NR15 1TF

A substantial and elevated five bedroom converted barn set within beautifully landscaped gardens and located in a highly desirable area

Norwich 7 miles, Hempsall 1 mile
Wymondham 9 miles

Ground floor: Bedroom 2 with ensuite bathroom
Three further bedrooms | Family bathroom

First floor: Entrance hall | Sitting room | Drawing room | Dining room | Kitchen / Breakfast room
Utility room | Principal bedroom with ensuite dressing room and bathroom

Second floor: Two loft rooms
(with potential to convert)

Outside: Unconverted barn / Garage

In all about 0.75 of an acre

The Property

Manor Barn is a substantial and elevated barn conversion of timber frame construction under a tiled roof. The property is light and airy and offers well-proportioned family-sized accommodation with the potential to create further living and entertaining space if required, subject to the necessary planning permissions. Of particular note is the open plan living, drawing and dining room which offer excellent entertaining and family space with stunning views over the private and secluded, well landscaped gardens. The existing owner has maintained the character of the barn and retained many period features including internal exposed brick and timber work, whilst also updating the property.



The property is accessed via a private driveway and has a substantial garage / barn which currently houses various garden machinery and items, however could lend itself to further ancillary accommodation if required. The gardens are beautifully kept and are mainly laid to lawn with shrub and hedge borders.

Situation

Manor Barn is situated on the edge of the sought after village of Saxlingham Nethergate, in a hamlet known as Saxlingham Green. Saxlingham Nethergate has a well-regarded village school, and Hempnall which is about 1 mile away provides local shopping facilities including a post office/village store, butcher, doctor and pharmacy. Saxlingham Green is a particularly tranquil and picturesque hamlet, with a number of fine houses located off The Green. Saxlingham Nethergate also has a sports centre and a thriving local community. Norwich, the Cathedral City is the regional centre for East Anglia, providing a comprehensive range of amenities; having an outstanding University, it is currently the only UNESCO City of Literature in England. There are a wealth of fine schools, a rail station with regular trains to London Liverpool Street, an International airport, and Diss rail station just 16 miles south has a London service of approximately 90 minutes.

Directions

From Norwich head south on the Stoke Road passing through Stoke Holy Cross and carry on through Saxlingham Nethergate upon leaving Saxlingham Nethergate head up the hill past the sports centre on the left, bear round the left hand turn and continue round the bend and the entrance to Manor Barn can be found after a short distance on the left hand side.

General

Services: Mains electricity, drainage and water. Oil fired central heating.

Local Authority: South Norfolk District Council.
Tel: 01508 533633.



Floorplans

Approximate Gross Internal Area

= 412.5 sq m / 4440 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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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: £1,100,000

Viewing: Strictly by appointment through Strutt & Parker.

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