



Old Station House

Barney, North Norfolk

A charming period family house with private gardens situated in a highly sought-after location

Old Station House is a five bedroom period family house of red brick construction under a tiled roof, set over two storeys.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



PRIVATE GARDENS



FREEHOLD



RURAL



2,395 SQ FT



£695,000



The property

The property is light and airy and comprises well-proportioned family-sized accommodation with generous reception rooms. Of particular note is the kitchen and breakfast room which leads out to the conservatory, which has splendid views over the rear private gardens. The first floor hosts four bedrooms, including the principal bedroom which is spacious and light and also benefits from views over the gardens.

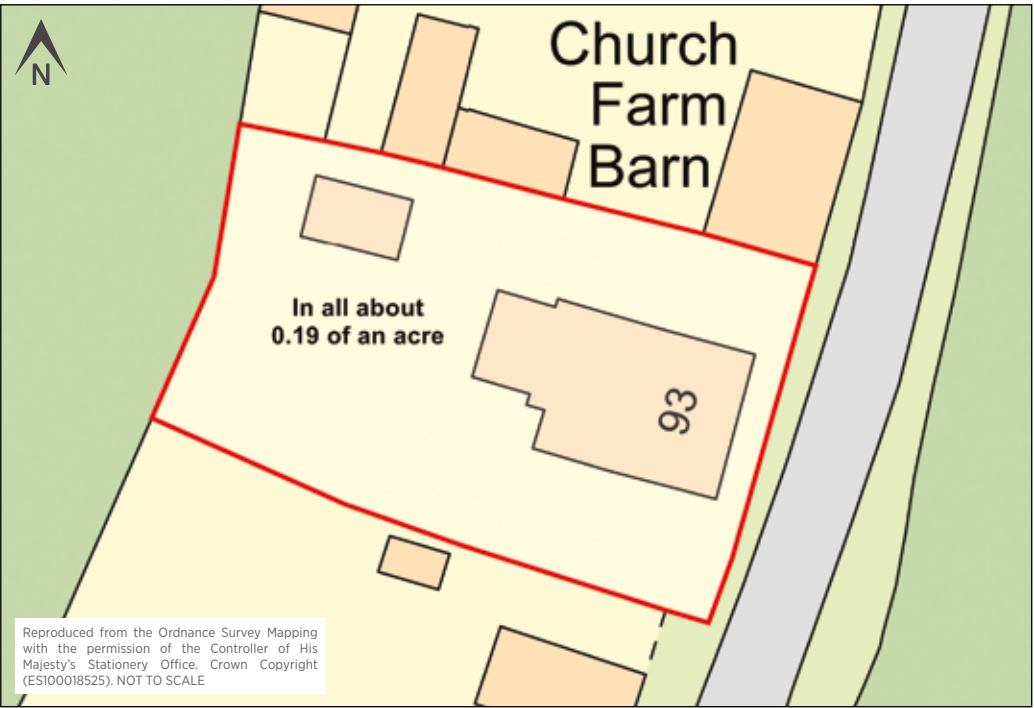
Outside

The property is access via a private driveway with off street parking for several vehicles, with associated garaging. To the rear and side of the house are the gardens which are mainly laid to lawn with shrub and hedge borders.

Location

Barney is a quiet and secluded north Norfolk village which is well positioned for accessing the north Norfolk coast. Fakenham 6 miles to the west offers excellent local amenities including a Morrisons and Tesco supermarket and has superb schooling at Fakenham High School. Holt 7 miles to the north east is a historic Georgian market town which also offers excellent local amenities, boutique shops, restaurant and pubs and is renowned for Gresham' pre, prep and senior schools. Norwich the regional capital is located 25 miles to the south east also offers excellent schooling with Town close prep school, Norwich school and Norwich High School for girls. Norwich railway service has regular links to London and Norwich International offers international travel.







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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Floorplans

Approximate Gross Internal Area
Main House: 222.5 sq m / 2395 sq ft
Loft Room: 36.9 sq m / 397 sq ft
Garage: 19.8 sq m / 213 sq ft
Total: 279.2 sq m / 3005 sq ft
 For identification purposes only.

Directions

Postcode: NR21 0AD

From Norwich head north on the B1149 (Holt Road) and take the first exit at the Saxthorpe roundabout and then the second left hand turn onto the Bristol Road. Continue through Melton Constable and then take the left hand turn onto the Street (just before reaching the A148), signposted Barney. Continue along the street for about 800 metres and the Old Station House can be found on the right hand side.

/// **What3words:** colleague.relishes.firms

General

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

Tenure: Freehold

Local Authority: North Norfolk District Council.

Council Tax: Band F

EPC Rating: E

Parking: Off Street

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

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