



**Barn Owl Cottage, Barney**  
**Guide Price £575,000**

**BELTON DUFFEY**



# **BARN OWL COTTAGE, 38 THE STREET, BARNEY, NORFOLK, NR21 0NB**

TWO PROPERTIES: a 2 bedroom extended period cottage with substantial 1 bedroom single storey annexe, all standing in beautiful 1/4 acre gardens (sts) with countryside views.

## **DESCRIPTION**

Barn Owl Cottage is an extended 2 bedroom, 3 reception room semi detached period cottage with extensive driveway parking and workshop plus the additional bonus of a detached one bedroom single storey annexe alongside sharing the same driveway access.

Set in the heart of this lovely rural village, these properties offer a unique opportunity for either multi-generational living or for potentially generating income (subject to the necessary consents). Both have separate but linked beautifully landscaped gardens and grounds enjoying fine field and countryside views to the rear. In total, the plot amounts to almost a quarter of an acre (subject to survey).

The main house, Barn Owl Cottage, has ground floor accommodation comprising an entrance porch, cloakroom, kitchen/breakfast room, sitting room, dining room/snug, study and a conservatory. Upstairs, a spacious landing leads to the principal bedroom with adjoining dressing room, the 2nd bedroom and a family bathroom.

The annexe has an entrance hall, kitchen/breakfast room, sitting/dining room, conservatory and an en suite bedroom.

## **SITUATION**

Barney is a small rural village 10 miles inland from the north Norfolk coast, an Area of Outstanding Natural Beauty, and situated approximately halfway between the market town of Fakenham and the lovely Georgian town of Holt, both of which offer a full range of shops, schooling and eateries.

Closer to hand are the thriving neighbouring villages of Melton Constable and Briston where there are amenities including village stores/Post Office, garages, community centre, playing fields and a primary school.

More immediately, the 3 villages of Barney, Fulmodeston and Croxton come together for many club and social activities, while Barney has its own playing field and cricket club.

## **MAIN HOUSE**

### **ENTRANCE PORCH**

2.62m x 1.72m (8' 7" x 5' 8") A UPVC door leads from the side of the property into the entrance porch with quarry tiled floor, shelved storage cupboard, coat hooks and a UPVC window overlooking the rear garden. Doors to the kitchen/breakfast room and study.

### **STUDY**

2.24m x 1.73m (7' 4" x 5' 8") Quarry tiled floor, column radiator, UPVC window to the side and a door to:



## **CLOAKROOM**

WC, quarry tiled floor and a UPVC window to the rear.

## **KITCHEN/BREAKFAST ROOM**

4.21m x 2.45m (13' 10" x 8') Cream base units with wood block worktops incorporating a 2 bowl ceramic sink with chrome mixer tap, tiled splashbacks. Cooker space, spaces and plumbing for a washing machine and dishwasher, fridge freezer space. Quarry tiled floor, column radiator, room for a breakfast table and chairs, double aspect UPVC windows to the front and side. Door to:

## **SITTING ROOM**

5.99m x 3.64m (19' 8" x 11' 11") Exposed brick fireplace housing a multi-fuel cast iron stove with back boiler providing heating, column radiator. Exposed ceiling beams, quarry tiled floor, TV point, staircase to the first floor landing, window and a timber door to the front of the property. Door leading into:

## **DINING ROOM/SNUG**

4.16m x 2.75m (13' 8" x 9') Quarry tiled floor, column radiator, exposed beams and glazed sliding doors leading into:

## **CONSERVATORY**

2.73m x 2.65m (8' 11" x 8' 8") UPVC double glazed windows on a low brick wall with a sloping polycarbonate roof, quarry tiled floor, wall light, power sockets and French doors leading outside to the garden.

## **FIRST FLOOR LANDING**

A spacious galleried landing with a shelved airing cupboard housing the hot water cylinder, exposed floorboards, loft hatch, column radiator and a UPVC window to the side.

## **BEDROOM 1**

4.30m x 2.81m (14' 1" x 9' 3") Exposed ceiling beams, column radiator and a UPVC window overlooking the rear garden with countryside views beyond. Door to:

## **DRESSING ROOM**

3.18m x 1.90m (10' 5" x 6' 3") Range of fitted cupboards, exposed beam and a UPVC window overlooking the rear garden.

## **BEDROOM 2**

3.70m x 2.97m (12' 2" x 9' 9") Exposed floorboards, display shelf, column radiator and a UPVC window to the side.



## **BATHROOM**

3.05m x 2.45m (10' x 8') A panelled bath with a traditional shower mixer tap and glass shower screen over, pedestal wash basin, WC. Column radiator incorporating a towel warmer, exposed beam, shaver point, vinyl flooring, partly tiled walls and a UPVC window to the side.

## **ANNEXE**

### **ANNEXE ENTRANCE HALL**

3.88m x 1.56m (12' 9" x 5' 1") A glazed UPVC door with a glazed side panel leads from the garden to the front of the annexe into the entrance hall with a pine clad ceiling, electric panel heater and doors to the principal annexe rooms.

### **ANNEXE KITCHEN/BREAKFAST ROOM**

3.87m x 2.38m (12' 8" x 7' 10") Range of base and wall units, some glazed, with laminate worktops incorporating a stainless steel sink with chrome mixer tap, breakfast bar with space under for bar stools, tiled splashbacks. Cooker with a stainless steel extractor hood over, space and plumbing for a washing machine or dishwasher, vinyl flooring, electric storage heater, hatch to boarded loft with power and light. Skylight window and a UPVC window to the side.

### **ANNEXE SITTING/DINING ROOM**

5.79m x 3.92m (19' x 12' 10") A triple aspect room with a skylight window, UPVC windows to the sides and glazed sliding doors leading outside to the garden. Electric fire with a painted timber surround, pine clad ceiling, 2 electric storage heaters, TV point.

### **ANNEXE CONSERVATORY**

3.54m x 2.48m (11' 7" x 8' 2") Double glazed UPVC construction with a sloping polycarbonate roof, quarry tiled floor, wall light, power sockets and a glazed door leading outside.

### **ANNEXE BEDROOM**

4.08m x 3.90m (13' 5" x 12' 10") Extensive range of fitted wardrobes, drawer units and display shelves, pine clad ceiling, electric storage heater, skylight window, UPVC window to the side and a door leading into:

### **ANNEXE EN SUITE SHOWER ROOM**

2.39m x 1.76m (7' 10" x 5' 9") Corner shower cubicle with an electric shower, vanity unit incorporating a wash basin, concealed cistern WC. Vinyl flooring, partly tiled walls, electric storage heater and a UPVC window to the side.





## **OUTSIDE**

Double five bar gates lead off The Street onto a gravelled driveway providing extensive parking for several vehicles and leading to the workshop and the gardens to the main house and annexe.

Each building has its own garden area which have been cleverly linked and border countryside to the rear with fine far reaching views. The walled cottage kitchen garden comprises a gravelled terrace opening out from the conservatory, with formal shaped vegetable and soft fruit beds with grass pathways and a garden shed. Paved walkway to the entrance porch, pedestrian gate to the roadside and a further gate leading to the log store and an area suitable for the storage of refuse bins.

The annexe has a gravelled and paved garden to the front with room for a table and chairs etc and well stock beds and borders. The main garden is to the rear and comprises a good sized lawn interspersed with hedging, fruit trees, a variety of plants and bushes, archways, seating areas and 2 small sheds.

## **WORKSHOP**

5.81m x 2.73m (19' 1" x 8' 11") Accessed off the driveway with double doors and windows to the front, power and light and the control system for the photovoltaic cells.

## **DIRECTIONS**

Leave Fakenham on the A148 heading east towards Cromer for approximately 7 miles into Thursford and take the right turning onto the B1354 signposted Melton Constable and Barney. Take the next right onto The Street and continue for about a mile almost to the end of the village of Barney where you will see Barn Owl Cottage on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity with photovoltaic cells. Main House (EPC Rating Band E) - back boiler providing radiator central heating and hot water. Annexe (EPC Rating Band D) - electric storage heating.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Bands: Main House - Band D. Annexe - Band A (currently exempt).

## **TENURE**

This property is for sale Freehold.

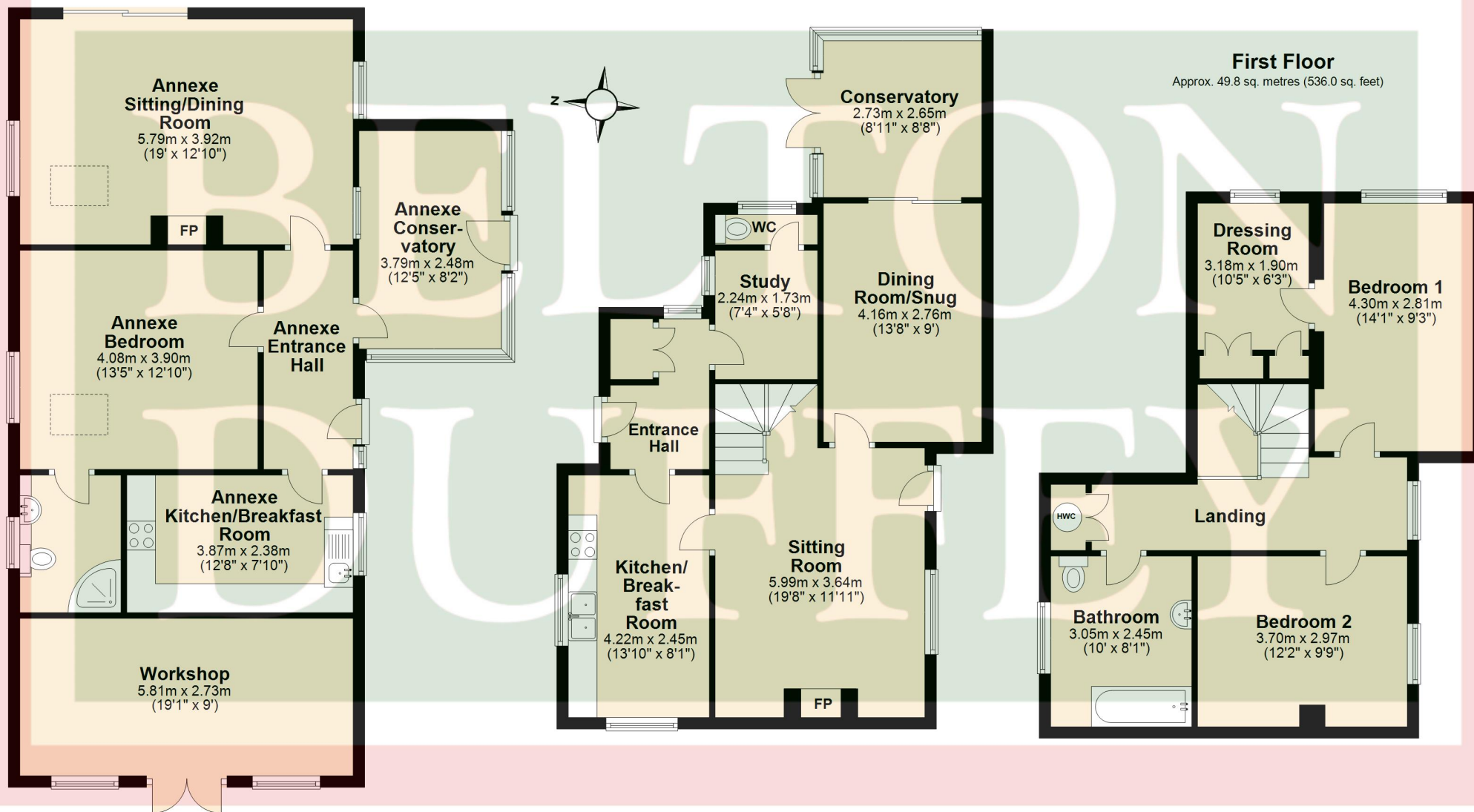
## **VIEWING**

Strictly by appointment with the agent.



## Ground Floor

Approx. 146.4 sq. metres (1575.6 sq. feet)



Total area: approx. 196.2 sq. metres (2111.6 sq. feet)



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