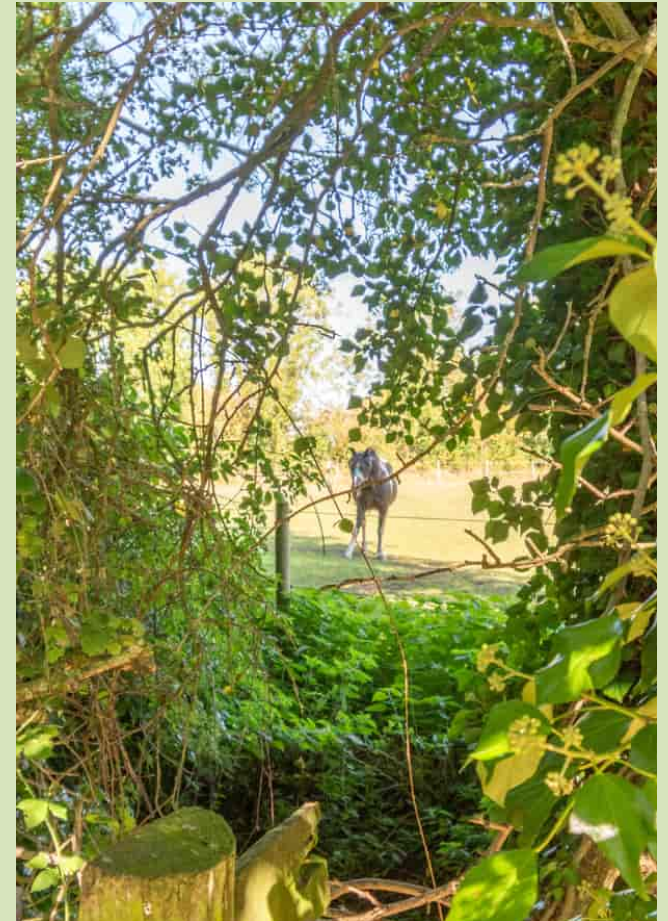




**Langmoor Barn, Homingtoft**  
**Guide Price £650,000**

**BELTON DUFFEY**



# LANGMOOR BARN, THUMB LANE, HORNINGTOFT, NORFOLK, NR20 5DY

A superb barn conversion with flexible 4 bedroom, 3 bathroom accommodation in attractive gardens and grounds amounting to 0.45 acre (sts). No chain.

## DESCRIPTION

Langmoor Barn is a superb detached barn conversion, built by the current owners approximately 15 years ago in a tucked away setting in the conveniently located rural village of Horningtoft. Traditionally built of brick and flint walls under a pantiled roof, the property features full height vaulted ceilings to many of the rooms with oak internal doors and skirting boards with the benefit of timber framed double glazed windows and doors throughout. Underfloor heating is provided by an oil-fired boiler with a wood burning stove in the sitting/dining room for cosy winter nights in.

The flexible single storey accommodation is accessed via a porch to the front leading into a utility/boot room with a cloakroom off and a door to the vaulted kitchen/breakfast room. The bright and airy open plan sitting room has a full height half vaulted ceiling with access to the inner hallway which leads to the 4 bedrooms, 2 with their own en suites, and a family bathroom. Bedrooms 2 and 4 also lend themselves to the creation of an annexe or convenient living for multi-generational families.

Outside, there is extensive gravelled driveway parking with a large lawned and wooded garden to the north which backs onto countryside. To the south, the barn wraps around an attractive walled courtyard garden where there is a workshop/store and a covered patio area. The gardens and grounds are a delight and amount to approximately 0.45 acre (subject to survey).

Langmoor Barn is being offered for sale with no onward chain.

## SITUATION

Horningtoft is a small rural village conveniently situated midway between the market towns of Fakenham and Dereham which both have a wide range of facilities and amenities including schools, shops, supermarkets, medical centres, bars and restaurants. The village is surrounded by undulating and well-wooded countryside and is approximately 12 miles from the beautiful North Norfolk Coast with the Cathedral City of Norwich within easy motoring distance with a rail link to London Liverpool Street and Norwich International Airport.

## PORCH

A covered storm porch to the front of the property with a partly glazed entrance door leading into:

## UTILITY/BOOT ROOM

4.78m x 4.09m (15' 8" x 13' 5") at widest points.

2 fitted storage cupboards with oak doors, base cupboard with a laminate worktop incorporating a wash basin, tiled splashbacks. Spaces and plumbing for a washing machine and tumble dryer, tiled floor, hatch with a drop down ladder to the attic room. Window to the side, partly glazed door to the kitchen/breakfast room and a door leading into:



## **CLOAKROOM**

2.17m x 1.46m (7' 1" x 4' 9")

Pedestal wash basin, WC, tiled floor and splashbacks, large built-in airing cupboard housing the oil-fired boiler and the hot water cylinder. Window to the side with obscured glass.

## **KITCHEN/BREAKFAST ROOM**

7.96m x 3.97m (26' 1" x 13' 0")

A bright and airy kitchen/breakfast room with a half vaulted ceiling with 2 Velux windows and exposed beams, tiled floor. Comprising:

### **KITCHEN AREA**

A range of Shaker style base and wall units with laminate worktops incorporating a stainless steel sink, breakfast bar with space under for stools, tiled splashbacks. Space for a range style cooker with LPG connection and stainless steel extractor hood over, integrated dishwasher and space for an American style fridge freezer. Window overlooking the rear courtyard garden. Open plan to:

### **BREAKFAST AREA**

Room for a large table and chairs, French doors leading outside to the rear courtyard garden and a partly glazed door leading into:

## **SITTING/DINING ROOM**

7.40m x 5.43m (24' 3" x 17' 10")

Another impressive half vaulted space with 2 Velux windows and exposed beams. Wood burning stove on a slate tiled hearth with an exposed flue, window and French doors leading outside to the driveway to the front of the property: Opening to:

## **INNER HALLWAY**

Vaulted ceiling with a Velux window and doors to the bedrooms and family bathroom.

## **BEDROOM 1**

5.63m x 3.77m (18' 6" x 12' 4") at widest points.

Vaulted ceiling with a Velux window and exposed beams, window to the front and a door leading into:

## **EN SUITE BATHROOM**

3.03m x 2.55m (9' 11" x 8' 4")

A white suite comprising an oak panelled bath, shower cubicle, pedestal wash basin, bidet and WC. Tiled floor and splashbacks, Velux window and a window to the side with obscured glass.



## **BEDROOM 2/POTENTIAL ANNEXE**

5.79m x 3.67m (19' 0" x 12' 0") at widest points.

Flexible room which could either provide another large en suite bedroom or offering scope for annexe accommodation (we understand that services are close by for the installation of a kitchen, if required, subject to the necessary permissions). Vaulted ceiling with Velux window and exposed beams, window to the rear and 2 sets of bi-fold doors leading outside to the rear courtyard garden. Door leading into:

## **EN SUITE SHOWER ROOM**

2.38m x 1.83m (7' 10" x 6' 0")

A white suite comprising a shower cubicle, pedestal wash basin and WC. Tiled floor and splashbacks.

## **BEDROOM 3**

4.11m x 3.43m (13' 6" x 11' 3")

Half vaulted ceiling with Velux window and exposed beams, high level glazed panels to the sitting/dining room and French doors leading outside to the rear courtyard garden.

## **BEDROOM 4**

3.6m x 3.72m (11' 10" x 12' 2")

Flexible room which could either provide a guest bedroom or a bedroom serving the annexe accommodation. Vaulted ceiling with exposed beams, window overlooking the rear courtyard garden.

## **FAMILY BATHROOM**

2.48m x 2.05m (8' 2" x 6' 9")

A white suite comprising an oak panelled bath, shower cubicle, pedestal wash basin and WC. Tiled floor and splashbacks, window to the side with obscured glass.

## **ATTIC ROOM**

4.07m x 3.57m (13' 4" x 11' 9")

Accessed from a hatch in the utility/boot room with a drop down ladder and a Velux window.





## **OUTSIDE**

Langmoor Barn is accessed through double 5 bar gates leading onto an extensive gravelled driveway providing parking for several vehicles and leading to the front entrance porch. There is a good sized lawned front garden beyond with hedged and fenced boundaries with mature trees lining the perimeter and a natural pond. Screened area where the Klargestep septic tank and oil storage tank is located.

A pedestrian gate leads from the side of the property to the attractive south facing courtyard garden to the rear which the barn wraps around to 2 sides. The garden is paved for ease of maintenance with a covered terrace, raised plant and shrub beds, outside lighting and access to the workshop/store and gardeners WC.

The gardens and grounds are a delight and, in all, amount to approximately 0.45 acre (subject to survey).

## **WORKSHOP/STORE**

5.47m x 3.77m (17' 11" x 12' 4") at widest points.  
Power and light, window to the rear.

## **GARDENERS WC**

Wash basin and WC.

## **DIRECTIONS**

Proceed out of Fakenham on the B1146 heading south towards Dereham and pass the racecourse. After approximately 3 miles turn right onto Whissonsett Road and continue to the crossroads by the village church. Turn right onto Oxwick Road and continue for half a mile and turn left onto Thumb Lane. Continue all the way to the end of the lane where you will see the entrance to Langmoor Barn in front of you.

## **OTHER INFORMATION**

Mains water, private drainage and mains electricity. Oil-fired underfloor central heating. EPC Rating Band E.

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band E.

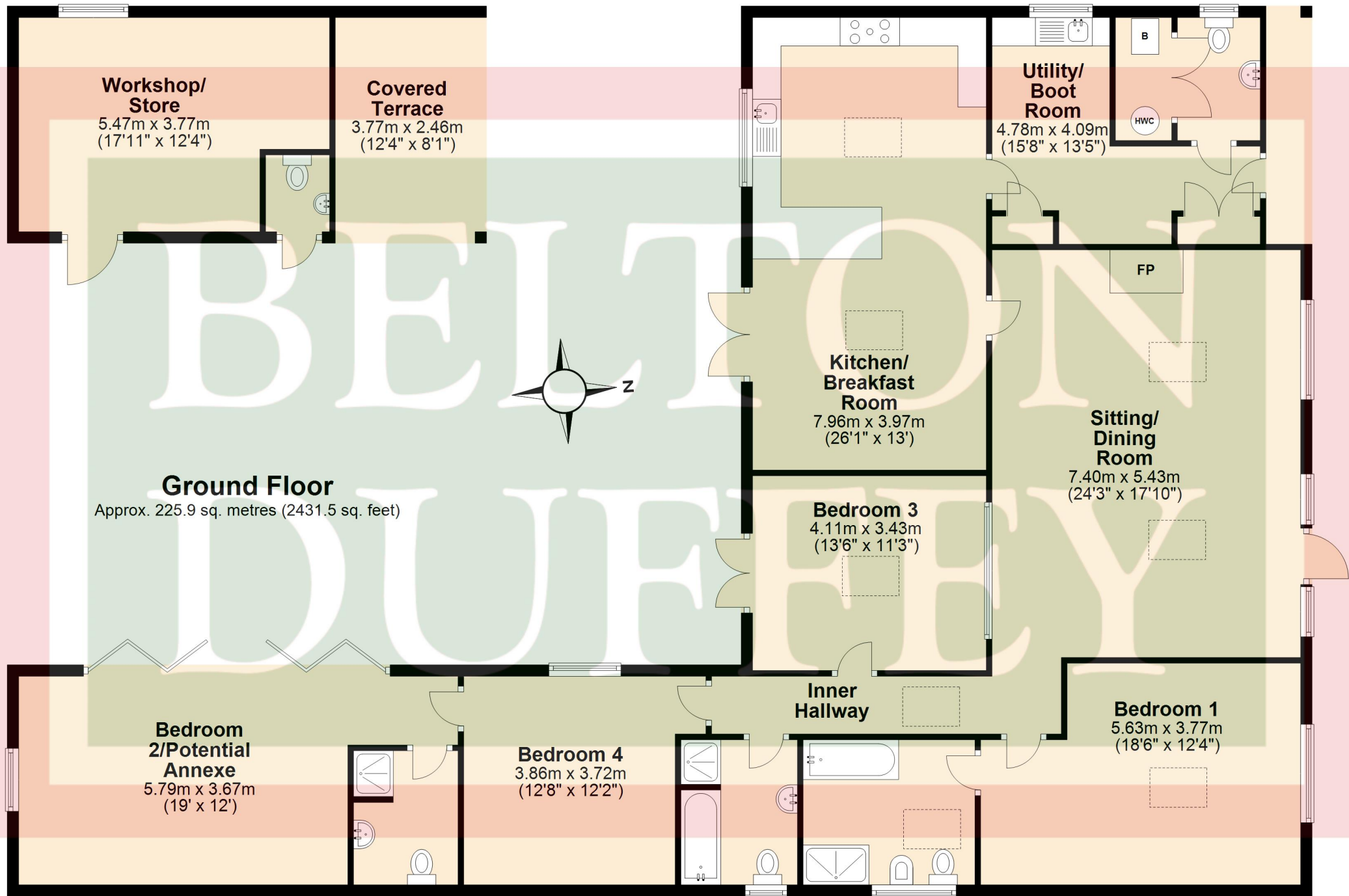
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





Total area: approx. 225.9 sq. metres (2431.5 sq. feet)



## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

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