



**West Barn, Cannister Hall, Toftrees**  
**Guide Price £270,000**



# **WEST BARN, CANNISTER HALL, SWAFFHAM ROAD, TOFTREES, NORFOLK, NR21 7EA**

A 3 bedroom barn conversion with communal gardens, indoor swimming pool and games room, suitable for holiday lettings. No chain.

## **DESCRIPTION**

West Barn is a former agricultural outbuilding of Cannister Hall which has been sympathetically converted to provide a characterful barn conversion with open joists and pine floorboards, substantial beams to vaulted ceilings and exposed brick walls. The accommodation comprises an open plan kitchen/dining/living room, ground floor shower room with a landing upstairs leading to 3 bedrooms and a bathroom. The property further benefits from UPVC double-glazed windows throughout and traditional ledge and brace internal doors.

West Barn is situated on a complex of similarly converted buildings and is being offered to the market on a new 125 year lease. The property must be purchased as a second home and can only be occupied for 48 weeks of the year and an annual service charge applies (£4,400 for 2023/24 including buildings insurance). This covers the use and maintenance of the extensive shared facilities including, on site, a detached indoor swimming pool, games room and laundry room, TV licence, water rates and emptying the septic tank. There is designated parking close to the property and to the east a lawned garden for shared use.

The current owners have successfully let the property out as a holiday cottage and the furniture, fixtures and fittings are available by separate negotiation.

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

## **SITUATION**

Toftrees is a small rural hamlet with a village church with evidence that there has been a settlement here since Roman times with an entry in the Domesday Book of 1086. The market town of Fakenham is approximately 2 miles away and is often referred to as the "gateway" to North Norfolk. On the banks of the River Wensum and nestling between the historic city of Norwich and the medieval port of King's Lynn, Fakenham is also only a short drive to the beautiful north Norfolk coastline some 11 miles away. Once renowned for its successful printing industry, Fakenham is now better known for Norfolk's only national hunt racecourse and its popular weekly markets, flea market and saleroom. People come from far and wide on market and race days transforming the central marketplace.

Fakenham boasts several supermarkets, library, doctors' and dentists' surgeries, a good selection of restaurants, bowling alley, cinema and infants', junior and high school with 6th form college. Surrounding areas are all well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich.

## **ENTRANCE**

A partly glazed oak stable door leads from the courtyard to the front of the property into:



## **OPEN PLAN KITCHEN/DINING/LIVING ROOM**

5.48m x 5.39m (18' 0" x 17' 8") at widest points.

A good sized open plan space with exposed brick walls and ceiling beams. Comprising:

### **KITCHEN/DINING AREA**

A range of contemporary gloss base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated oven and ceramic hob with an extractor hood over, space for a freestanding fridge freezer, small breakfast bar. Pine floorboards and room for a dining table and chairs.

### **LIVING AREA**

Ample room for sofas and armchairs etc, electric radiator and a window to the front. Staircase leading up to the first floor landing and a door to the ground floor shower room.

## **GROUND FLOOR SHOWER ROOM**

2.40m x 1.46m (7' 10" x 4' 9")

A white suite comprising shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Pine boarding to walls, vinyl flooring, recessed ceiling lights, extractor fan and an electric wall heater.

## **FIRST FLOOR LANDING**

Vaulted beamed ceiling with pine boarding to walls and ceiling, exposed brick walls. Airing cupboard housing the hot water cylinder and doors to the 3 bedrooms and bathroom.

## **BEDROOM 1**

3.47m x 2.90m (11' 5" x 9' 6")

Vaulted beamed ceiling with pine boarding to walls and ceiling, exposed brick walls, electric radiator and a window to the front.

## **BEDROOM 2**

4.05m x 2.48m (13' 3" x 8' 2")

Vaulted beamed ceiling, pine boarding to walls and ceiling, exposed brick walls, electric radiator and a window to the front.

## **BEDROOM 3**

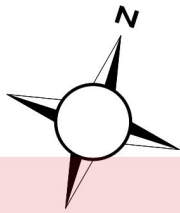
3.77m x 1.61m (12' 4" x 5' 3")

Vaulted beamed ceiling, pine boarding to walls and ceiling, exposed brick walls, electric radiator and a window to the rear.

## **BATHROOM**

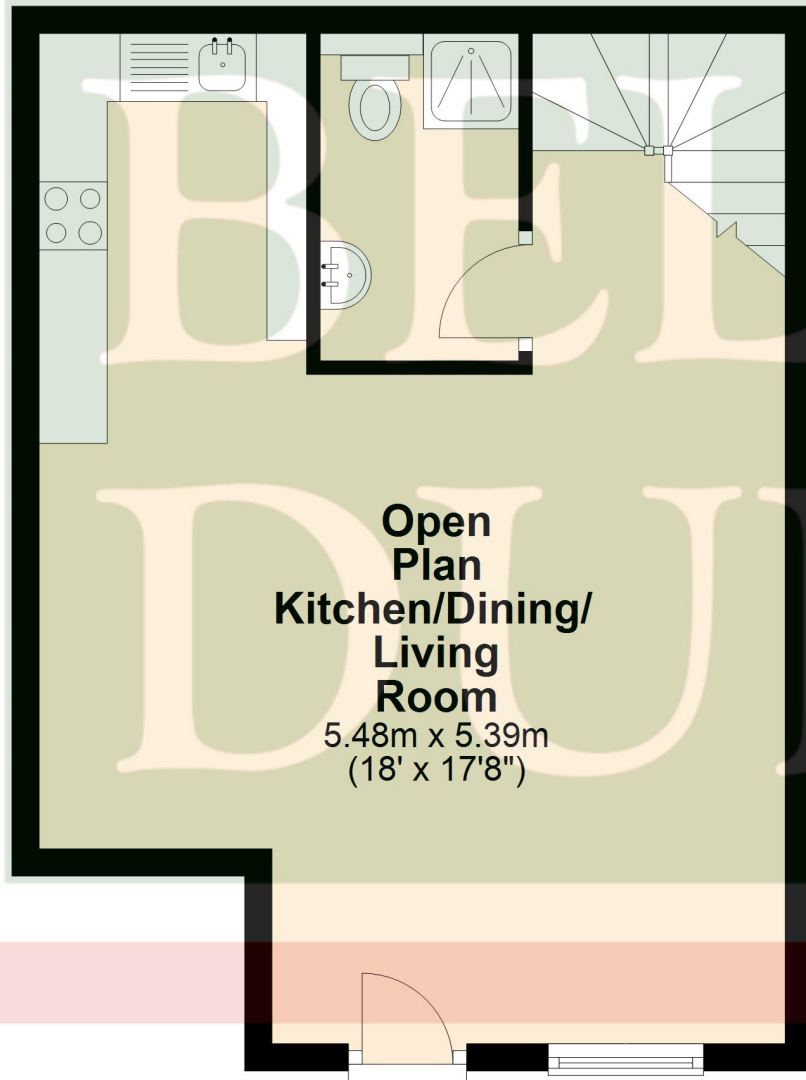
2.24m x 1.68m (7' 4" x 5' 6")

A white suite comprising panelled bath, pedestal wash basin and WC. Laminate splashbacks, painted pine boarding to walls, exposed brick wall, vinyl flooring, recessed ceiling lights, extractor fan and an electric wall heater. Window to the rear with obscured glass.



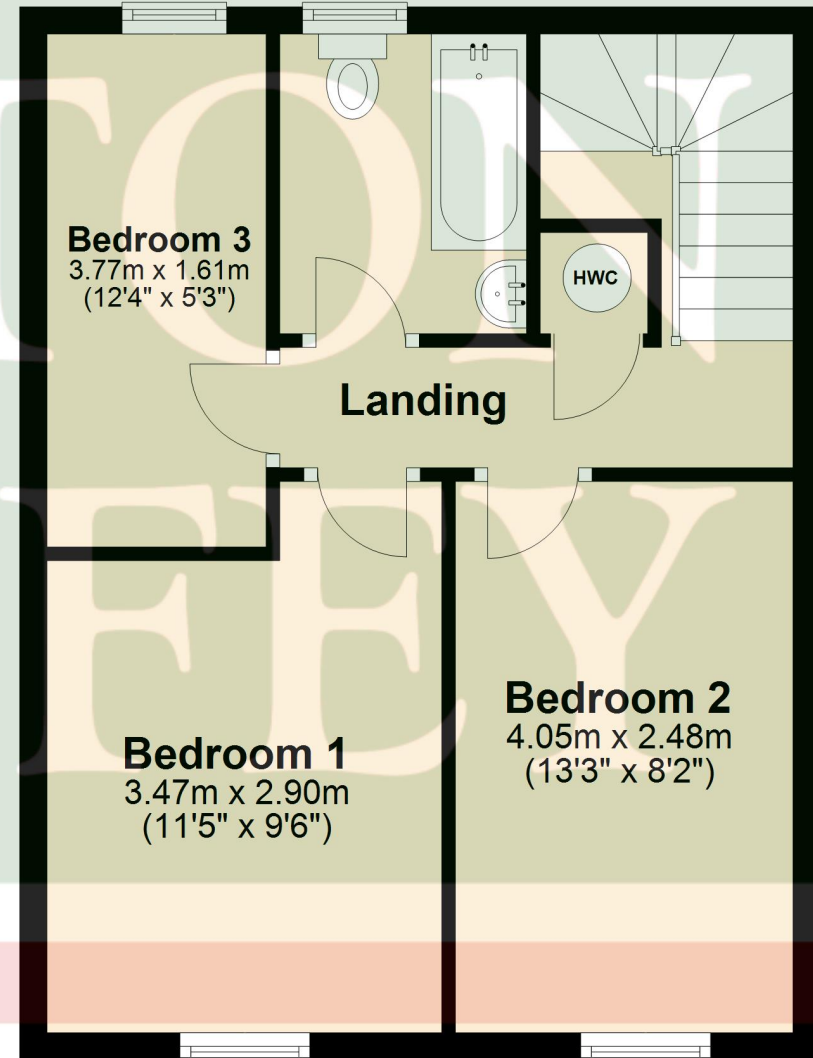
## Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 80.6 sq. metres (867.7 sq. feet)

## OUTSIDE

The property is approached over a long gravelled driveway leading to the development's communal parking area with a walkway which leads to the front of property. The communal areas comprise a courtyard area with space for an outside table and chairs etc, lawned gardens and access to an indoor heated swimming pool and a large games room offering a full sized snooker table, pool tables and table tennis. There is also a communal laundry room.

## DIRECTIONS

Leave Fakenham on the A1065 heading towards Swaffham. After approximately 2 miles the access road to the property will be found on the left-hand side with a sign indicating Cannister Hall Barns.

## OTHER INFORMATION

Mains water, private drainage and mains electricity. Electric radiator heating. EPC Rating Band E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

## TENURE

This property is for sale Leasehold.

## VIEWING

Strictly by appointment with the agent.





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