



**North Barn, Cannister Hall, Toftrees**  
**Guide Price £285,000**



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

A superb 2 bedroom barn conversion with communal gardens, indoor swimming pool and games room, suitable for holiday lettings. No chain.

## **DESCRIPTION**

North Barn is a former agricultural outbuilding of Cannister Hall which has been sympathetically converted to provide an attractive and well presented 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 with a landing upstairs leading to 2 good-sized double bedrooms and a bathroom. The property further benefits from UPVC double-glazed windows throughout and traditional ledge and brace internal doors.

North Barn is situated on a complex of similarly converted buildings and is being offered to the market on a 125 year leasehold basis with 107 years left to run. The property must be purchased as a second home and can only be occupied for 48 weeks of the year and a service charge applies (£1,613.26 for the period from 1st October to 31st March 2024 plus 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 plus TV licence, water rates and emptying of 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 let the property out as a holiday cottage during periods when they have not used it themselves and the furniture, fixtures and fittings are available by separate negotiation.

North 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**

5.98m x 5.31m (19' 7" x 17' 5")

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

### **KITCHEN/DINING AREA**

A range of navy blue base units with laminate worktops and upstands incorporating a resin sink unit with a mixer tap. Integrated oven and ceramic hob with an extractor hood over and glass splashback, integrated fridge freezer. Space for a dining table and chairs and a window to the rear.

### **LIVING AREA**

Ample room for sofas and armchairs etc, electric storage heater and a window to the front. Staircase leading up to the first floor landing.

## **FIRST FLOOR LANDING**

Vaulted beamed ceiling with painted pine boarding to walls and ceiling, exposed brick walls. Airing cupboard housing the hot water cylinder, open storage area and doors to the 2 bedrooms and bathroom.

## **BEDROOM 1**

3.70m x 2.88m (12' 2" x 9' 5")

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

## **BEDROOM 2**

4.41m x 2.34m (14' 6" x 7' 8") at widest points.

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

## **BATHROOM**

2.23m x 1.77m (7' 4" x 5' 10")

A white suite comprising panelled bath with a chrome mixer shower over and glass screen, vanity storage unit incorporating a wash basin, concealed cistern WC. Tiled splashbacks, painted pine boarding to walls, exposed brick wall, pine floorboards, recessed ceiling lights, white towel radiator and an electric wall heater. Window to the rear with obscured glass.

## **OUTSIDE**

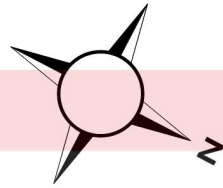
The property is approached over a long gravelled driveway leading to the development's communal parking area with a walkway which leads to the front of property. The communal areas comprise a courtyard area with space for an outside table and chairs etc, lawned gardens and access to an indoor heated 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.

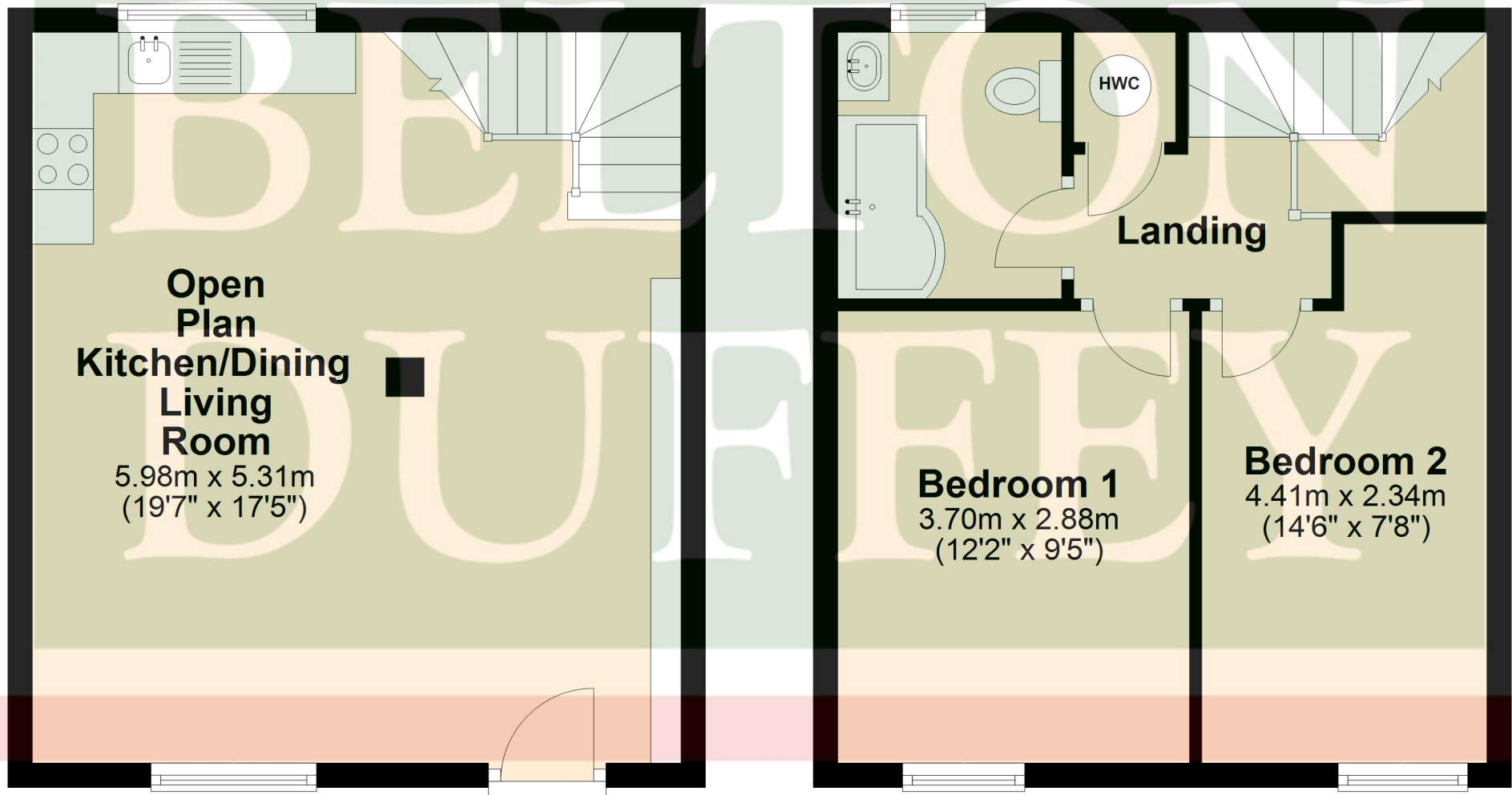
## Ground Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



## First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Total area: approx. 63.5 sq. metres (683.9 sq. feet)

## OTHER INFORMATION

Mains water, private drainage and mains electricity. Electric storage heating. EPC Rating Band D.

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.





## 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)

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

