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Manor Farm Barns

West End

Northwold

£1,150,000

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Manor Farm Barns

Northwold, Thetford, IP26 5LE

Manor Farm Barns is brought to the market offering a unique opportunity to purchase a magnificent family home, with the addition of a three bedroom cottage with accommodation extending to 5,100 sq ft, plus a barn which is currently used as a gym with storage. Each of the bedrooms whether in the main house which has 4, or the cottage which has 3, comes with En-suite facilities. The numerous reception rooms have beamed ceilings and offers scope and space but still with character and charm. The extensive outside gardens believed to be 1.34 acres (STMS) are well planted with many trees. There is plenty of opportunity for parking with a carport and garage. The property benefits from double glazing and oil central heating. In order to fully take in all that is available viewing is highly recommended.



Sunroom

23' 8" x 10' 3" (7.21m x 3.12m) Tiled floor. Exposed brick walls. Door to outside. Two windows. Part glazed door to inner hall.

Inner Hall

Wooden floors. Exposed beams. Exposed brick walls. Radiator.

Dining Room

17' 2" x 14' 8" (5.23m x 4.47m) Max. Two double glazed window to front. Radiator. Beamed ceiling.

Sitting Room

21' 1" x 16' 2" (6.43m x 4.93m) Wooden floors. Staircase to first floor. Two radiators. Double glazed windows and door to front and windows to rear. Under stairs storage.

Kitchen

Two double glazed windows to side. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Integrated oven, hob & extractor. Pantry cupboard. Space for washing machine. Two spaces for fridges. Space for dishwasher. Space for freezer. Space for tumble dryer.

Living Room

22' 10" x 21' 9" (6.96m x 6.63m) 3 double glazed windows. Internal window to sitting room. Inglenook fireplace. Beamed ceiling. Radiator.

Snug Room

18' 11" x 17' 10" (5.77m x 5.44m) Patio doors to front. Double glazed window to front. Beamed ceilings. Multi fuel burning stove.

Cloakroom

4' 9" x 4' 9" (1.45m x 1.45m) W.C. Wash hand basin. Radiator. Tiled floor.

Upper Landing

Galleried Landing. Double glazed windows to front and rear.

Bedroom 1

17' 11" x 18' 6" (5.46m x 5.64m) Two double glazed roof windows Double glazed window to side. Two fitted wardrobes.

En-suite

7' 6" x 7' 3" (2.29m x 2.21m) Roof window. Shower cubicle. W.C. Pedestal wash hand basin. W.C. Tiled floor. Airing cupboard. Radiator.

Bedroom 2

14' 9" x 15' 10" (4.50m x 4.83m) Four double glazed roof windows. Two fitted wardrobes. Radiator.

En-suite

7' 2" x 7' 6" (2.18m x 2.29m) Panelled bath with shower mixer over. Pedestal wash hand basin. W.C. Radiator. Extractor fan.

Bedroom 3

14' 0" x 11' 11" (4.27m x 3.63m) Two double glazed windows. Fitted wardrobe. Radiator.

En-suite

5' 7" x 8' 2" (1.70m x 2.49m) Panelled bath with shower mixer tap over. Wash hand basin. W.C. Two double glazed roof windows. Radiator.

Bedroom 4

10' 4" x 10' 9" (3.15m x 3.28m) Double glazed window to side. Fitted wardrobe. Radiator.

En-suite

Double glazed roof window. Panelled bath with shower mixer tap. W.C. Wash hand basin. Radiator.

Games Room

22' 11" x 11' 6" (6.99m x 3.51m) Beamed ceiling. Tiled floor. Patio door. Storage cupboard.

The Cottage

Hall

8' 9" x 7' 2" (2.67m x 2.18m) Staircase to first floor. Double glazed window to front.

Living Room

20' 5" x 18' 10" (6.22m x 5.74m) Patio doors to front. Exposed beams. Radiator. Under stairs storage.

Kitchen/Dining Room

14' 1" x 20' 2" (4.29m x 6.15m) Max. Double glazed window to front and side. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Integrated oven, hob & extractor fan. Exposed beams. Laminate floor.

Bedroom 1

14' 1" x 20' 1" (4.29m x 6.12m) Max. Double glazed window to front and side. Radiator.

En-suite

4' 10" x 7' 3" (1.47m x 2.21m) Shower cubicle. Wash hand basin. W.C. Radiator. Spot lights. Extractor.

Bedroom 2

11' 0" x 13' 4" (3.35m x 4.06m) Max. Double glazed window. Ornate exposed wooden lintel. Radiator.

En-suite

6' 9" x 4' 7" (2.06m x 1.40m) Shower cubicle. Wash hand basin. W.C. Spot lights.

Bedroom 3

9' 3" x 13' 6" (2.82m x 4.11m) Max. Roof window. Radiator. Beams

En-suite

9' 3" x 4' 11" (2.82m x 1.50m) Panelled bath with shower mixer. Pedestal wash hand basin. W.C. Spot lights.

The Barn

Gym

15' 8" x 19' 3" (4.78m x 5.87m) Window to front. Beamed ceiling

Hall

Staircase to first floor.

Store Room

Mezzanine Level

Storage

Outside.

The extensive mature gardens planted with an abundance of trees offer privacy and tranquility in 1.34 acres (STMS).

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.