



Middle Cottage, Barney
Guide Price £250,000

BELTON DUFFEY

MIDDLE COTTAGE, 43 THE STREET, BARNEY, NORFOLK, NR21 0NB

A charming mid terrace period cottage with 2 bedroom accommodation, a parking space, outbuilding and west facing cottage gardens.

DESCRIPTION

Middle Cottage is mid terrace period cottage built of red brick elevations under a pantiled roof situated in the heart of the pretty and conveniently located rural village of Barney.

The property has been much improved by the current owners with accommodation comprising a cosy sitting room, cloakroom, spacious kitchen/dining room and a conservatory with the landing upstairs leading to 2 bedrooms and a bathroom. Further benefits include a newly fitted kitchen and refurbished shower room, majority replacement UPVC double glazed windows and doors, a stone fireplace in the sitting room, electric radiator heating and pine latch internal doors.

Outside, there is a small gravelled garden to the front with a west facing cottage garden to the rear, a parking space and a useful good sized brick and flint built outbuilding.



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.

SITTING ROOM

3.7m x 3.67m (12' 2" x 12' 0")

A partly glazed UPVC entrance door leads from the front of the property into the sitting room with an impressive stone fireplace (currently housing an electric stove) and staircase leading up to the first floor landing. Oak flooring, wall lights, electric radiator, window to the front and pine latch doors to the WC and kitchen/dining room.

WC

Wall mounted wash basin with a tiled splashback, WC, vinyl flooring, extractor fan.

KITCHEN/DINING ROOM

4.56m x 2.4m (15' 0" x 7' 10")

A range of fitted base and wall units with wood block worktops incorporating a white ceramic butler sink with a copper mixer tap, tiled splashbacks. Space for an electric cooker with an extractor hood over, space for a freestanding fridge freezer and room for a dining table and chairs. Tiled floor, electric radiator, 2 windows and a glazed UPVC door leading into:

CONSERVATORY

4.74m x 2.05m (15' 7" x 6' 9")

Double glazed UPVC construction on a low brick wall with a glass roof. Fitted pine base unit with space and plumbing for a washing machine, tiled floor, electric radiator and French doors leading outside to the rear garden.

FIRST FLOOR LANDING

L-shaped landing with a stair rope handrail, electric radiator, loft hatch and a high level window with obscured glass to the shower room providing natural light. Latch doors to the 2 bedrooms and shower room.



BEDROOM 1

3.65m x 3.36m (12' 0" x 11' 0")

Cast iron fireplace, electric radiator, fitted cupboard, exposed pine floorboards and a window to the front.

BEDROOM 2

2.74m x 2.33m (9' 0" x 7' 8")

Currently used as a dressing room with a built-in cupboard housing the hot water cylinder, electric radiator and a window overlooking the rear garden.

SHOWER ROOM

2.13m x 1.67m (7' 0" x 5' 6")

A white suite comprising a large walk-in shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled floor and splashbacks, extractor fan, white towel radiator and a window overlooking the rear garden with obscured glass.

OUTSIDE

Middle Cottage is set back from the road behind a low brick wall with a picket gate opening onto a small front garden with a concrete pathway to the entrance door with outside light and well stocked gravelled beds to the sides. To the north of the terrace of cottages, the property has the benefit of its own parking space, access to the outbuilding and a pedestrian right of way to the rear of the property.

The rear garden is west facing and comprises a paved terrace opening out from the conservatory with an outside tap and power point. A step leads up to the main garden which is lawned with perimeter borders and a gravelled seating area to the rear which is bounded by a trellis fence, ideal for a barbecue, table and chairs etc.

OUTBUILDING

4.08m x 2.03m (13' 5" x 6' 8")

Brick and flint built outbuilding with a pantiled roof, providing useful storage.

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 where Middle Cottage, number 43, is approximately 3/4 mile along on the right-hand side.

OTHER INFORMATION

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

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

TENURE

This property is for sale Freehold.

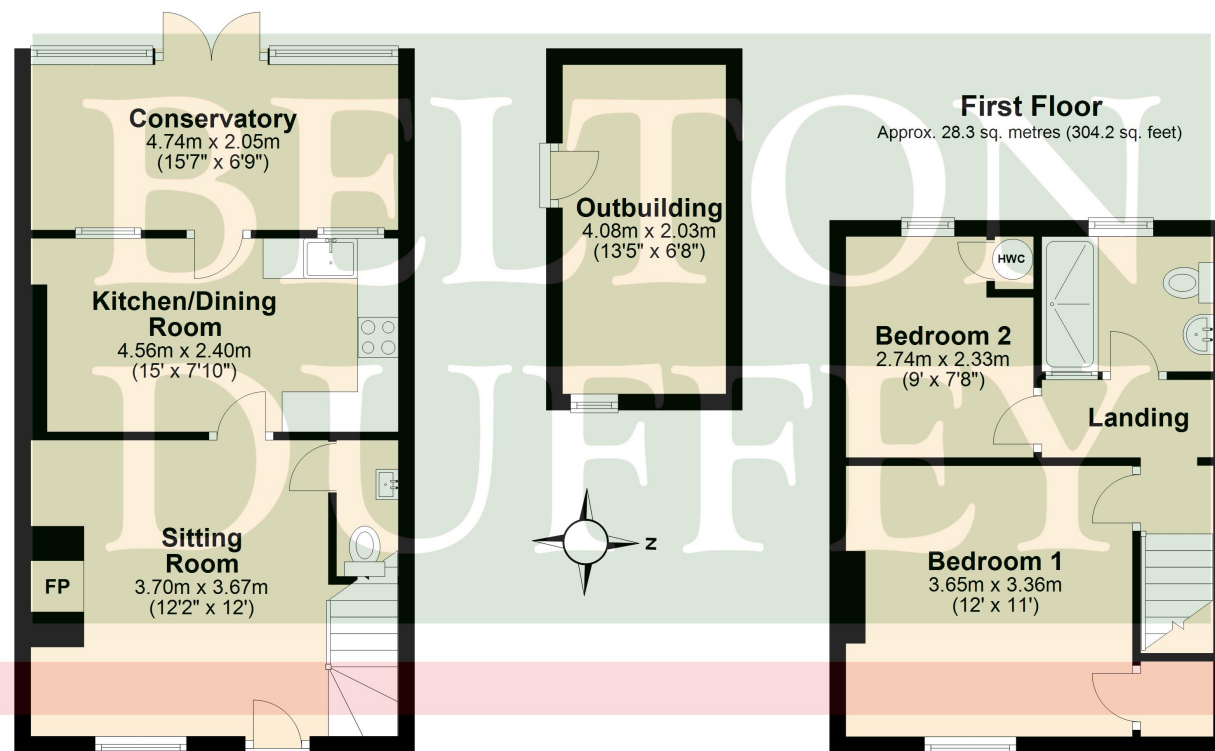
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 63.4 sq. metres (682.6 sq. feet)





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