



**Bam End, Bale**  
**Guide Price £799,950**

**BELTON DUFFEY**



## **BARN END, FIELD DALLING ROAD, BALE, NORFOLK, NR21 0QS**

A rare opportunity to purchase a substantial detached bungalow with 6 acre (sts) equestrian facilities and land in the popular village of Bale, just 5 miles from the north Norfolk coast.

### **DESCRIPTION**

Barn End is a rare opportunity to purchase a substantial detached bungalow which offers scope for further extension and enhancement plus ample parking, formal west facing gardens and equestrian facilities in this ever popular north Norfolk village. The property is set well back from the road and offers extensive driveway parking, an attached garage and spacious accommodation comprising an entrance hall, kitchen, dining room, sitting room, conservatory and an inner hallway leading to 3/4 bedrooms and a bathroom. Further benefits include UPVC double glazed windows and doors and oil-fired central heating to radiators.

Outside, the sweeping gravelled driveway provides parking for several vehicles and leads to a large attached tandem garage with pantry, cloakroom and utility room. To the rear, there is a formal garden with a paved terrace and lawn beyond. The equestrian facilities include well drained paddocks, menage (40m x 20m) and an American style barn housing 4 stables, tack room and a grooming area. The equestrian facilities are accessed either to the side of the bungalow or a separate access via a private track to the rear of the land. In all, the gardens and land amount to approximately 6 acres (subject to survey).

### **SITUATION**

Bale is a small rural north Norfolk village with a scattering of properties, a church and village hall conveniently located for the market towns of Holt and Fakenham and just 5 miles from the north Norfolk coast at Morston, renowned for its Michelin starred country hotel and boat trips from the Quay to the seal colonies.

6 miles to the east, the Georgian market town of Holt offers an amazing array of independent shops and businesses, art galleries, cafes and pubs and the Auden Theatre which hosts a wide array of different productions throughout the year. Holt is also home to the well respected Gresham's independent school. The cathedral city of Norwich is approximately a 26 mile drive away with its direct rail link to London Liverpool Street and its hub airport.

### **ENTRANCE HALL**

A glazed timber door with a storm porch over and glazed panels to the side leads from the front of the property into the entrance hall with radiator and doors to the kitchen, sitting room and inner hallway. Door leading into:

### **CLOAKROOM**

Vanity storage unit incorporating a wash basin, WC, radiator, oak flooring and a window to the front with obscured glass.



## **KITCHEN**

4.69m x 3.25m (15' 5" x 10' 8")

A range of base and wall units with laminate worktops and upstands incorporating a one and a half bowl stainless steel sink unit. Cooker space with a stainless steel extractor hood over, space for a tall fridge freezer, space and plumbing for a dishwasher. Tiled floor, radiator, wide window to the front and a connecting door to the garage/workshop. Partly glazed door leading into:

## **DINING ROOM**

4.20m x 2.62m (13' 9" x 8' 7")

Full height windows to the side and overlooking the rear garden, radiator and a wide archway leading into:

## **SITTING ROOM**

5.92m x 4.68m (19' 5" x 15' 4")

Stone fireplace housing a wood burning stove on a tiled hearth with TV shelf and mantel, 2 radiators and a full wall of windows and glazed double doors to the conservatory.

## **CONSERVATORY**

5.50m x 3.44m (18' 1" x 11' 3")

UPVC double glazed construction on a low brick wall with polycarbonate roof, ceiling fan light, power points and glazed doors leading outside to the rear garden.

## **INNER HALLWAY**

Built-in cupboard, loft hatch and doors to the bedrooms and bathroom.

## **BEDROOM 1**

4.85m x 4.25m (15' 11" x 13' 11")

Radiator and double aspect windows to the side and overlooking the rear garden.

## **BEDROOM 2**

3.65m x 2.31m (12' 0" x 7' 7")

Built-in wardrobe cupboard, radiator and a window to the side.

## **BEDROOM 4/STUDY**

3.65m x 2.44m (12' 0" x 8' 0")

Please note that bedroom 4/study and bedroom 3 were previously 1 larger bedroom with the addition of a stud wall that could now easily be removed. Radiator, window to the front and a door leading into:



## **BEDROOM 3**

3.65m x 2.31m (12' 0" x 7' 7")

Built-in wardrobe cupboard, radiator and a window to the front.

## **BATHROOM**

3.45m x 2.72m (11' 4" x 8' 11")

A white suite comprising a shaped bath with central mixer tap, shower cubicle, vanity storage unit incorporating a wash basin, WC. Exposed pine floorboards, tiled splashbacks, radiator, extractor fan and a window to the side with obscured glass.

## **OUTSIDE**

Barn End is set well back from the road behind a mature boundary and accessed through a five bar gate which opens onto a gravelled driveway which sweeps around a central lawn and provides parking for several vehicles and leading to the attached garage and front entrance porch. There is vehicular access to the side of the property leading to the rear garden and paddocks beyond. The rear garden comprises an extensive paved terrace immediately behind the property with steps leading up to a lawn with mature hedged boundaries.

The equestrian facilities beyond also have their own separate access to the rear and, in all, the gardens and grounds amount to approximately 6 acres (subject to survey). The equestrian facilities include well drained paddocks with a menage (40m x 20m), American style barn with 4 stables, tack room and large loft storage area.

## **GARAGE/WORKSHOP**

9.28m x 3.12m (30' 5" x 10' 3")

Partly glazed timber double doors to the front, power and light and glazed timber doors to the rear of the property. Pantry cupboard, door to the WC and a door to:

## **UTILITY ROOM**

Base cupboard with a laminate worktop over incorporating a stainless steel basin, oil-fired central heating boiler and hot water cylinder, space and plumbing for a washing machine, window overlooking the rear garden.

## **DIRECTIONS**

Leave Wells-next-the-Sea on the A149 heading east towards Cromer and bear right at Gallery Plus. Continue to Wighton bearing left through the village following the signs for Binham. At Binham village centre, bear left up Back Street and left onto Field Dalling Road.

Follow this road out into open countryside until you reach Bale village sign where you will see the property approximately 100 yards further up on the right-hand side.





## **OTHER INFORMATION**

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

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

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

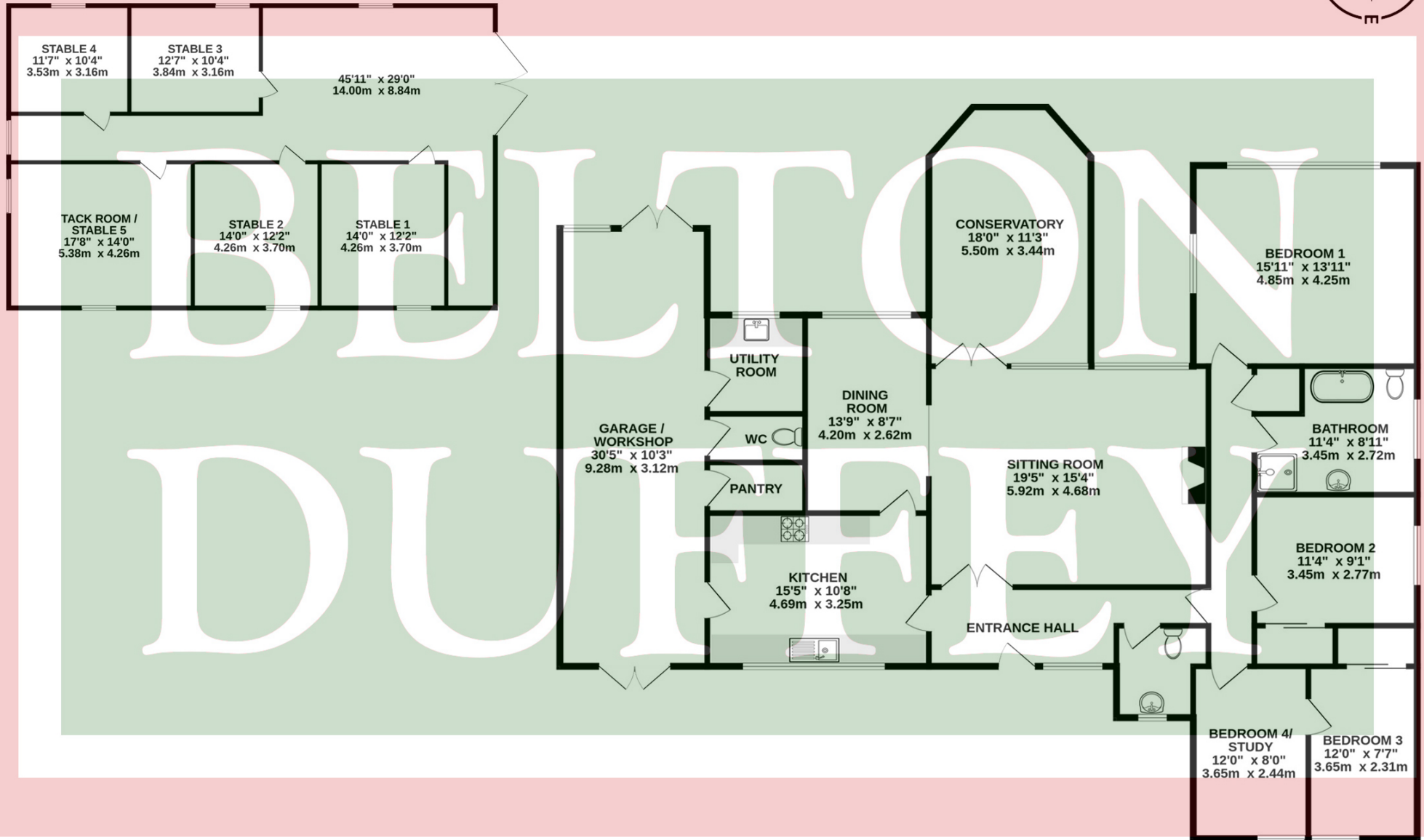
Strictly by appointment with the agent.



# Barn End, Field Dalling Road, Bale, NR21 0QS

Main House - TOTAL APPROX. FLOOR AREA 2004 SQ.FT (186.2 SQ.M.)

Stables - TOTAL APPROX. FLOOR AREA 1353 SQ.FT (125.7 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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