



51 The Street, Barney
Guide Price £300,000

BELTON DUFFEY

51 THE STREET, BARNEY, NORFOLK, NR21 0NB

An extended period cottage of character, requiring some cosmetic finishing, with parking, gardens and studio outbuilding in attractive village setting.

DESCRIPTION

Pleasantly situated in the heart of the popular village of Barney this attractive period property offers spacious extended accommodation with many character features but does require some cosmetic attention and finishing off to personal specification. There are mature gardens backing west, off road parking for a number of vehicles and a large Cedarwood studio which might suit a variety of purposes.

The accommodation includes entrance hallway with storage cupboards, shower room, sitting room, study, kitchen and sun lounge on the ground floor, while on the first floor there is an unusual principal bedroom with mezzanine level, double doors leading to a potential terrace and full en-suite bathroom, a separate WC and second bedroom.

Please refer to the plan attached to these details which outlines the unusual boundary to the front of the property. Number 51 is to be sold with vacant possession and no onward chain.



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.

ENTRANCE HALL

Single light stable door and sidelight, ceramic tiled flooring, two deep storage cupboards.

GROUND FLOOR SHOWER ROOM

Walk-in shower cubicle, pedestal wash basin, WC, extensive complimentary tiling, ceramic floor tiling, heated chrome towel rail, ceiling recessed downlighters, extractor fan.

SITTING ROOM

4.20m x 4.00m (13' 9" x 13' 1")

A spacious and characterful room with twin windows to front, feature fireplace with oak bressemer and flagstone hearth housing cast iron solid fuel burner, open tread staircase to first floor, quarry tiled flooring, radiator, exposed ceiling beams, two wall light points.

STUDY

3.30m x 2.10m (10' 10" x 6' 11")

Window to rear, exposed ceiling beams, quarry tiled flooring, radiator.

KITCHEN

4.00m x 1.85m (13' 1" x 6' 1")

Window to rear, range of floor standing storage units in contemporary styling, extensive worksurfaces incorporating single drainer sink unit with swivel mixer tap, attractive complimentary tiling, space and plumbing for automatic dishwasher and washing machine, recess for fridge/freezer, radiator, exposed ceiling beams, opening to;



SUN LOUNGE

3.15m x 2.84m (10' 4" x 9' 4")

Of pebble dash rendered brick and double glazed elevations under a flat roof with double doors leading to the garden, ceramic tiled flooring.

FIRST FLOOR LANDING

Wall light point, doors to;

BEDROOM 1

4.00m max x 3.09m (13' 1" max x 10' 2")

An interesting room, brimming with character, being part vaulted and having a mezzanine section accessed via an open tread ladder staircase, double fully glazed doors also open onto the flat roof extension with potential for a terraced area, window to front with rural views, exposed timbers, radiator, ceiling recessed downlighters.

EN-SUITE BATHROOM

Window to rear, shaped panelled shower bath with shower over, pedestal wash basin, WC, attractive tiling, radiator, access to loft space, ceiling recessed downlighters.

FIRST FLOOR WC

WC, wall mounted wash basin, half height tiling with dado course, heated towel rail, ceiling recessed downlighter, extractor fan.

BEDROOM 2

4.00m x 1.85m (13' 1" x 6' 1")

Window to rear with pleasant aspect over the garden, exposed ceiling beams, radiator.

OUTSIDE

51 The Street sits well back from the road with a private driveway providing off road parking for 2 or 3 vehicles, to the front there are also raised vegetable beds, a paved pathway to the front door and a small private area behind mature hedging.

The mature rear garden enjoys a sunny westerly aspect and does require a degree of finishing off, large lawned area, patio with retaining brick wall, shrub beds, mature trees, productive fruit trees, concealed oil storage tank, greenhouse (in need of some repair) large timber garden shed, mature hedging and fencing to boundaries.

STUDIO

6.0m x 3.0m (19' 8" x 9' 10")

Of Cedarwood construction with pitched roof, two sets of glazed double doors to garden, personal door to side, power and light connected.

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 number 51, is approximately 3/4 mile along on the right-hand side.

OTHER INFORMATION

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

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

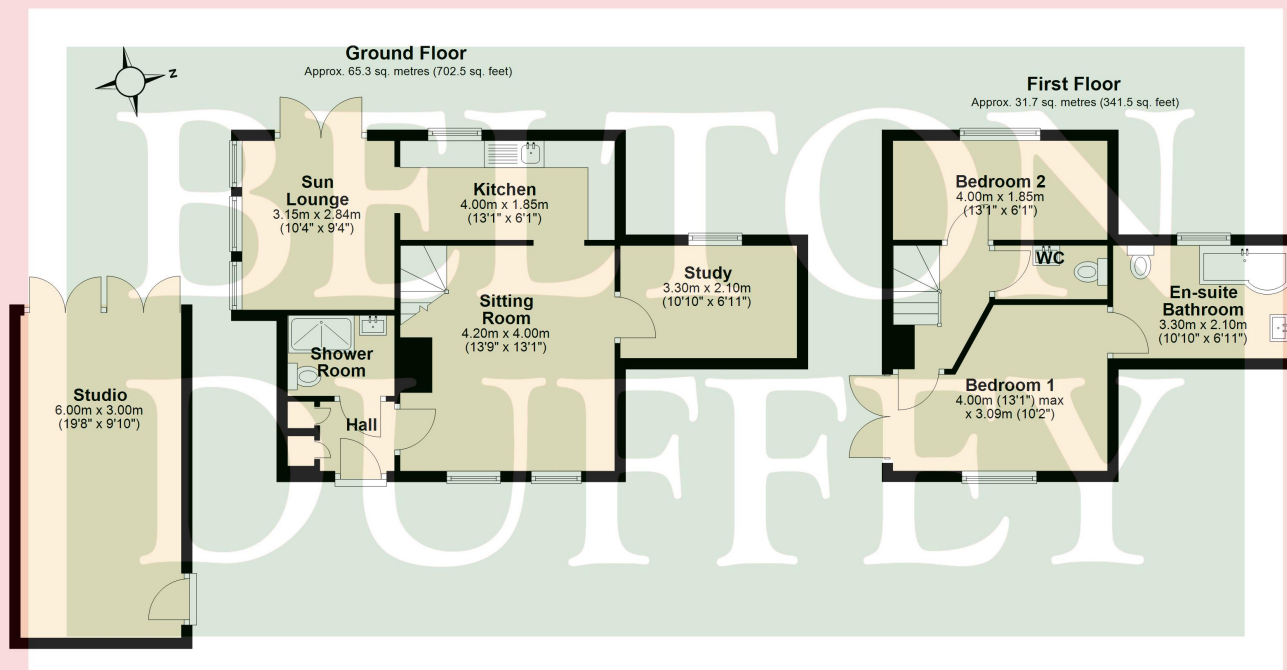
TENURE

This property is for sale Freehold.

VIEWING

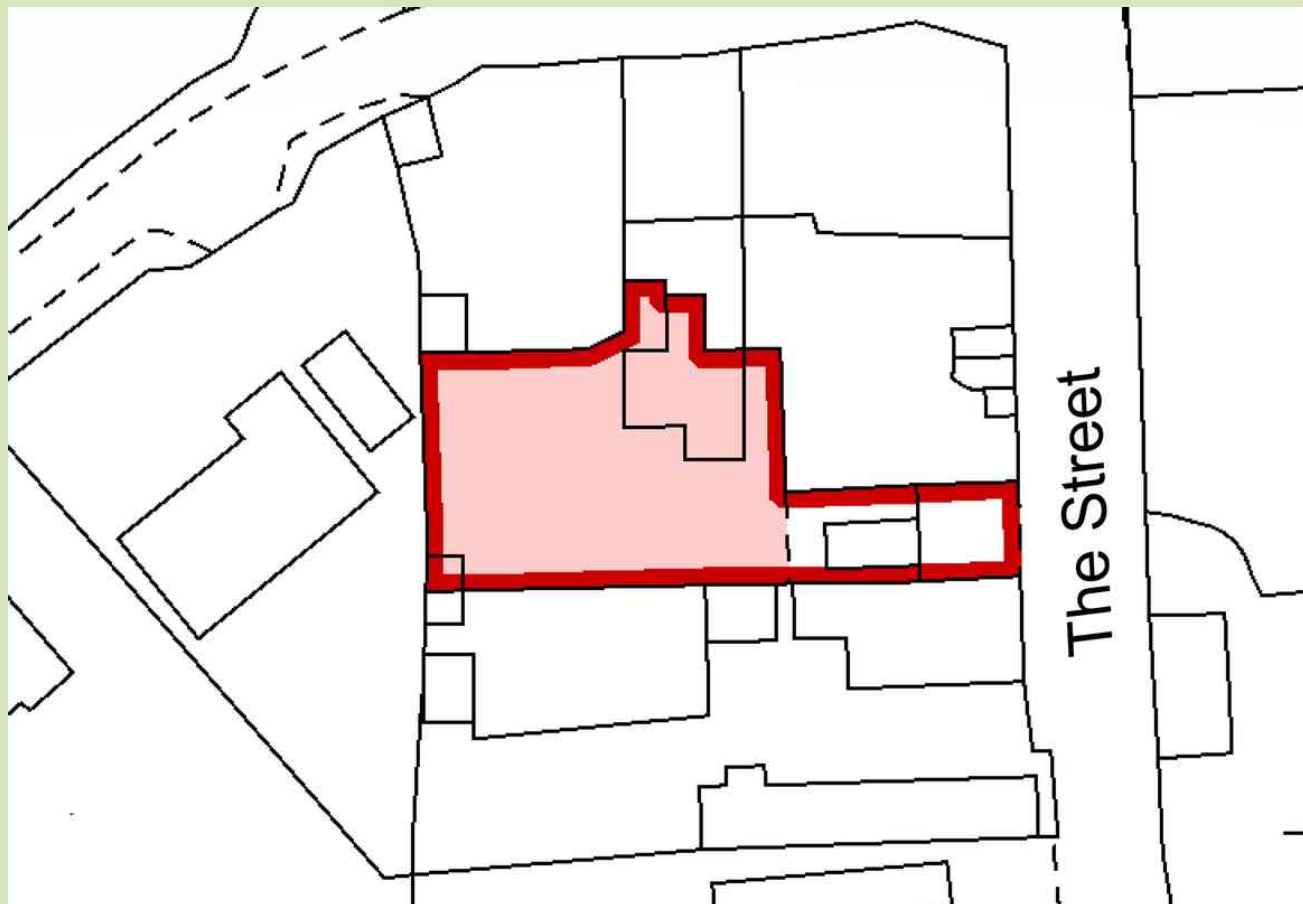
Strictly by appointment with the agent.





Total area: approx. 97.0 sq. metres (1044.0 sq. feet)





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

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.

