



**Ivy Farm Barn, Homingtoft**  
**Guide Price £625,000**

**BELTON DUFFEY**



# IVY FARM BARN, THUMB LANE, HORNINGTOFT, NORFOLK, NR20 5DY

A superb barn style property situated in a rural location with substantial 5 bedroom accommodation, annexe potential and 1/5 acre gardens (sts). No chain.

## DESCRIPTION

Ivy Farm Barn is a superb detached barn conversion recently built to a high standard by the current owner in a truly rural location in the conveniently located village of Horningtoft. Built of red brick with traditional barn style black timber cladding under a pantiled roof, the property features full height vaulted ceilings to the dining hall and upstairs rooms with a solid oak staircase and oak internal latch doors with the benefit of UPVC windows and aluminium patio and bi-fold doors. Heating and cooling air conditioning is provided by an air-to-air heat pump with a fireplace housing a wood burning stove in the sitting room for cosy winter nights in.

The flexible ground floor living accommodation comprises a vaulted dining hall with a cloakroom off, an L-shaped kitchen/breakfast room, sitting room and study. The staircase from the dining hall leads upstairs to a galleried landing to 2 large double bedrooms, both with en suites. To the south of the property, a single storey wing provides annexe potential or convenient living for multi-generational families. A large open plan kitchen/dining/sitting room has a kitchen area and plenty of space for a dining table and sofas etc with an inner hallway leading to 3 further bedrooms and a bathroom.

Outside, there is extensive gravelled driveway parking with a useful timber built garden studio building with power and light, paved terrace and good sized gardens which wrap around the property to the front and side. In all, the gardens and grounds amount to approximately 1/5 acre (subject to survey).

Ivy Farm Barn is being offered for sale with no onward chain.

## SITUATION

Horningtoft is a small rural village conveniently situated midway between the market towns of Fakenham and Dereham which both have a wide range of facilities and amenities including schools, shops, supermarkets, medical centres, bars and restaurants. The village is surrounded by undulating and well-wooded countryside and is approximately 12 miles from the beautiful North Norfolk Coast with the Cathedral City of Norwich within easy motoring distance with a rail link to London Liverpool Street and Norwich International Airport.

## DINING HALL

5.95m x 4.86m (19' 6" x 15' 11")

A partly glazed composite oak door leads from the patio to the rear of the property into the impressive full height 2-storey dining hall galleried to the landing above. Oak staircase leading upstairs, exposed oak beams and aluminium bi-fold doors leading outside to the front of the property. Laminate flooring, wiring for pendant lights above the dining space and doors to all of the ground floor reception rooms.

## CLOAKROOM

Wall mounted wash basin, concealed cistern WC, tiled floor and splashbacks, extractor fan and a window to the rear.



## **KITCHEN/BREAKFAST ROOM**

5.95m x 5.40m (19' 6" x 17' 9") at widest points.

A good sized L-shaped triple aspect room with windows to the front and rear and aluminium patio doors leading outside to the driveway to the side of the property.

A range of beech base and wall units with laminate worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Integrated appliances including an oven, ceramic hob with an extractor hood over, fridge and freezer, dishwasher and washing machine. Laminate flooring and ample room for a large breakfast table and chairs.

## **STUDY**

3.00m x 2.35m (9' 10" x 7' 9")

Engineered oak flooring and a window to the front.

## **SITTING ROOM**

5.95m x 4.80m (19' 6" x 15' 9")

Exposed reclaimed brick fireplace housing a wood burning stove on a stone hearth with an oak bressumer beam over, laminate flooring, exposed beams and recessed ceiling lights. Double aspect windows to the front and side and aluminium bi-fold doors leading outside to the side garden.

## **KITCHEN/DINING/SITTING ROOM (POTENTIAL ANNEXE)**

5.85m x 4.29m (19' 2" x 14' 1")

A good sized double aspect room with a window overlooking the side garden and its own separate access with glazed doors leading outside to both sides of the property. This room together with the 3 bedrooms and bathroom connected by the inner hall make ideal annexe accommodation.

A range of cream base units and oak wall units with oak block worktops incorporating a stainless steel sink unit with mixer tap, tiled splashbacks. Integrated double oven and ceramic hob with an extractor hood over, LPG gas water heater, spaces and plumbing for a dishwasher, washing machine and fridge freezer. Exposed oak beams and ample room for sofas and a dining table and chairs etc. Opening to:

## **INNER HALLWAY**

Loft hatch and doors to the 3 ground floor bedrooms and bathroom.

## **BEDROOM 3**

4.90m x 2.90m (16' 1" x 9' 6")

Window overlooking the garden to the side.



## **BEDROOM 4**

4.70m x 2.95m (15' 5" x 9' 8")

Window to the driveway to the side of the property.

## **BEDROOM 5**

3.25m x 2.90m (10' 8" x 9' 6")

Currently used as a study/hobbies room with a window overlooking the garden to the side.

## **BATHROOM**

A white suite comprising a panelled bath with a shower mixer tap, shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin and concealed cistern WC. Tiled floor and walls, extractor fan and a window to the side with a traditional barn door style sliding shutter.

## **FIRST FLOOR LANDING**

Impressive full height vaulted landing which is galleried to the dining hall below with oak balustrades and accessed via a solid oak staircase. Engineered oak flooring, exposed beams and Velux windows to the front and rear of the property. Doors to bedrooms 1 and 2.

## **BEDROOM 1**

5.40m x 4.24m (17' 9" x 13' 11") at widest points.

A bright and airy bedroom with a vaulted ceiling, Velux window and a full height gable window to the side. Laminate flooring and a door leading into:

## **EN SUITE BATHROOM**

A white suite comprising a panelled bath with a shower mixer tap, shower cubicle with a chrome mixer shower, white vanity storage unit incorporating a wash basin and concealed cistern WC. Tiled floor and splashbacks, recessed ceiling lights, extractor fan and a Velux window.

## **BEDROOM 2**

4.80m x 4.24m (15' 9" x 13' 11") at widest points.

Another bright and airy bedroom with a vaulted ceiling, Velux window and a full height gable window overlooking the garden to the side. Laminate flooring and a door leading into:

## **EN SUITE SHOWER ROOM**

A white suite comprising a shower cubicle with a chrome mixer shower, oak vanity unit incorporating a wash basin, bidet and a concealed cistern WC. Tiled floor and splashbacks, recessed ceiling lights, extractor fan and a Velux window.





## **OUTSIDE**

Ivy Farm Barn is accessed over an extensive gravelled driveway which provides parking for several vehicles and leads to the side and rear of the property where the garden studio and a useful timber store are located. An good sized paved terrace has ample space for a table and chairs and barbecue etc with outside lighting and entrance doors to the dining hall and the south wing to the property.

The gardens wrap around the property to the front and side and comprise lawns with hedged or fenced boundaries, in all, amounting to approximately 1/5 acre (subject to survey).

## **GARDEN STUDIO**

3.45m x 2.24m (11' 4" x 7' 4")

Timber built insulated garden studio building with power and light, laminate flooring, window to the side and glazed UVPC patio doors.

## **DIRECTIONS**

Proceed out of Fakenham on the B1146 heading south towards Dereham and pass the racecourse. After approximately 3 miles turn right onto Whissonsett Road and continue to the crossroads by the village church. Turn right onto Oxwick Road and continue for half a mile and turn left onto Thumb Lane just before the converted chapel. You will see Ivy Farm Barn immediately on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, private drainage and mains electricity. Air-to-air heat pump providing heating and cooling air conditioning. EPC Rating Band C.

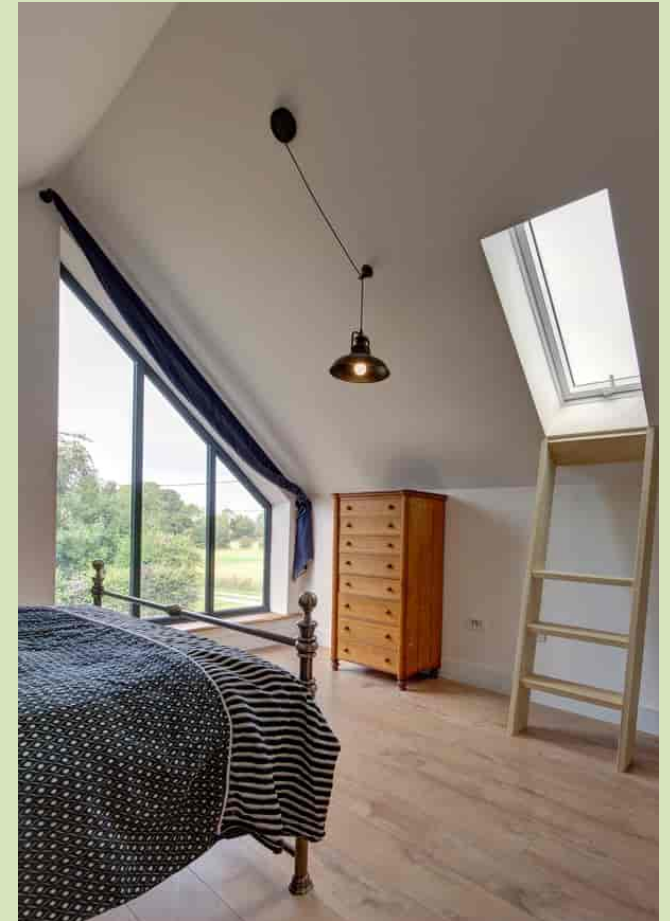
Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Council Tax Band C.

## **TENURE**

This property is for sale Freehold.

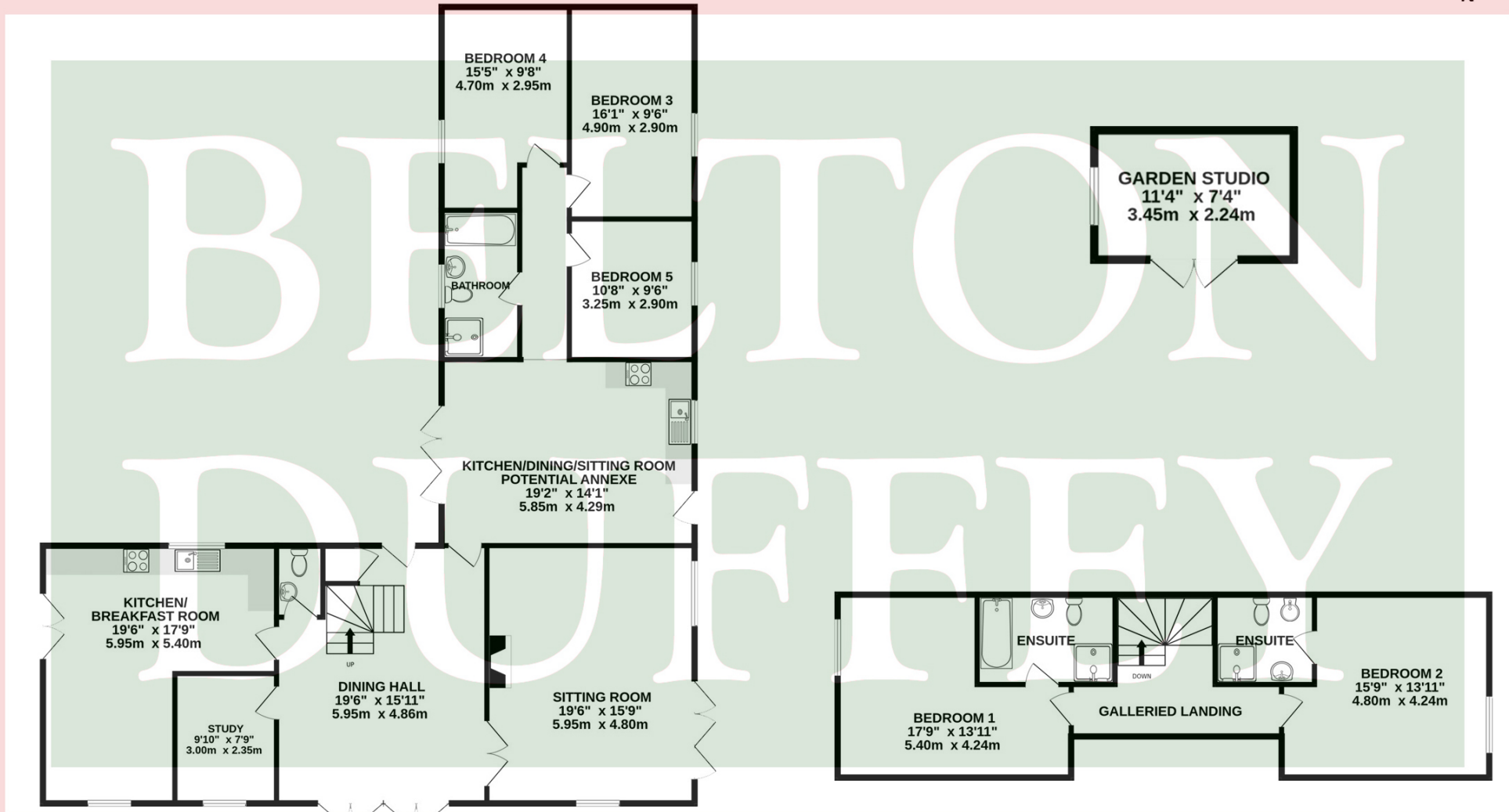
## **VIEWING**

Strictly by appointment with the agent.



# Ivy Farm Barn, Thumb Lane, Horningtoft, NR20 5DY

TOTAL APPROX. FLOOR AREA 2463 SQ.FT (228.8 SQ.M.)



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