



Granary Barn, Cannister Hall, Toftrees
Guide Price £325,000

GRANARY BARN, CANNISTER HALL, SWAFFHAM ROAD, TOFTREES, NORFOLK, NR21 7EA

A 4 bedroom barn conversion with communal gardens, indoor swimming pool and games room, suitable for holiday lettings. No chain.

DESCRIPTION

Granary Barn is a former agricultural outbuilding of Cannister Hall which has been sympathetically converted to provide a characterful barn conversion with open joists and pine floorboards, substantial beams to vaulted ceilings and exposed brick walls. The accommodation is laid out over 3 storeys and comprises an open plan kitchen/dining/living room, ground floor shower room with a landing upstairs leading to 3 bedrooms and a bathroom. To the second floor, there is a large principal bedroom and bathroom with a freestanding roll top bath. The property further benefits from UPVC double-glazed windows throughout, traditional ledge and brace internal doors and a west facing garden garden to the rear overlooking paddocks.

Granary Barn is situated on a complex of similarly converted buildings and is being offered to the market on a new 125 year lease. The property must be purchased as a second home and can only be occupied for 48 weeks of the year and an annual service charge applies (£4,400 for 2023/24 including buildings insurance). This covers the use and maintenance of the extensive shared facilities including, on site, a detached indoor swimming pool, games room and laundry room, TV licence, water rates and emptying the septic tank. There is designated parking close to the property and to the east a lawned garden for shared use. Offered for sale with no onward chain, the current owners have successfully let Granary barn out as a holiday cottage and the furniture, fixtures and fittings are available by separate negotiation.



SITUATION

Toftrees is a small rural hamlet with a village church with evidence that there has been a settlement here since Roman times with an entry in the Domesday Book of 1086. The market town of Fakenham is approximately 2 miles away and is often referred to as the "gateway" to North Norfolk. On the banks of the River Wensum and nestling between the historic city of Norwich and the medieval port of King's Lynn, Fakenham is also only a short drive to the beautiful north Norfolk coastline some 11 miles away. Once renowned for its successful printing industry, Fakenham is now better known for Norfolk's only national hunt racecourse and its popular weekly markets, flea market and saleroom. People come from far and wide on market and race days transforming the central marketplace.

Fakenham boasts several supermarkets, library, doctors' and dentists' surgeries, a good selection of restaurants, bowling alley, cinema and infants', junior and high school with 6th form college. Surrounding areas are all well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich.

ENTRANCE HALLWAY

A partly glazed oak door leads from the courtyard to the front of the property into the property's entrance hall. Door to the ground floor shower room and an opening to:

OPEN PLAN KITCHEN/DINING/LIVING ROOM

7.38m x 5.57m (24' 3" x 18' 3") A good sized open plan space with exposed brick walls and ceiling beams. Comprising:

KITCHEN/DINING AREA

A range of cream base and wall units with laminate worktops and upstands incorporating a stainless steel unit with a mixer tap. Space for a range style cooker with a stainless steel extractor hood over, space and plumbing for a slimline dishwasher and a recess for a freestanding fridge freezer. Pine floorboards to dining area and vinyl flooring to kitchen, room for a large dining table and chairs. 2 windows to the rear and a partly glazed door leading outside to the garden.

LIVING AREA

Ample room for sofas and armchairs etc, electric radiator and a window to the side. Staircase leading up to the first floor landing.

GROUND FLOOR SHOWER ROOM

1.71m x 1.71m (5' 7" x 5' 7") A shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin, concealed cistern WC. Mermaid board walls, vinyl flooring, extractor fan and an electric wall heater.

FIRST FLOOR LANDING

Painted pine boarding to walls, exposed brick wall and staircase leading up to the second floor. Doors to the 3 first floor bedrooms and bathroom.

BEDROOM 2

4.43m x 2.61m (14' 6" x 8' 7") Part vaulted beamed ceiling with pine boarding to walls and ceiling, exposed brick wall. Built-in storage cupboard, electric radiator and a window to the side.



BEDROOM 3

2.97m x 2.76m (9' 9" x 9' 1") Part vaulted beamed ceiling with pine boarding to walls and ceiling, exposed brick wall, electric radiator and double aspect windows to the rear and side.

BEDROOM 4

2.71m x 2.59m (8' 11" x 8' 6") Vaulted beamed ceiling with pine boarding to walls and ceiling, exposed brick walls, electric radiator and a window to the rear.

BATHROOM

2.88m x 2.76m (9' 5" x 9' 1") A white suite comprising panelled bath with an electric shower over and glass screen, pedestal wash basin and WC. Airing cupboard housing the hot water cylinder, tiled splashbacks, painted pine boarding to walls, exposed brick wall, vinyl flooring, recessed ceiling lights and extractor fan.

SECOND FLOOR LANDING

Vaulted beamed ceiling with pine boarding to walls and ceiling, exposed brick wall, curtained off storage recess and doors to bedroom 1 and bathroom.

BEDROOM 1

5.20m x 2.64m (17' 1" x 8' 8") Vaulted beamed ceiling with pine boarding to walls and ceiling, electric radiator and 3 windows to the side.

BATHROOM

2.73m x 1.73m (8' 11" x 5' 8") A white suite comprising a freestanding roll top bath, pedestal wash basin with a tiled splashback, WC. Sloping ceiling with exposed beams and pine boarding, vinyl flooring, electric wall heater.

OUTSIDE

The property is approached over a long gravelled driveway leading to the development's communal parking area with a walkway which leads to the front of property. The communal areas comprise a courtyard area with space for an outside table and chairs etc, lawned gardens and access to an indoor heated swimming pool and a large games room offering a full sized snooker table, pool tables and table tennis. There is also a communal laundry room.

To the north and west of the barn, there is a garden which wraps around the rear and side of the property and comprises an extensive paved terrace accessed from the kitchen/dining area and a lawn beyond overlooking paddocks.

DIRECTIONS

Leave Fakenham on the A1065 heading towards Swaffham. After approximately 2 miles the access road to the property will be found on the left-hand side with a sign indicating Cannister Hall Barns.

OTHER INFORMATION

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

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

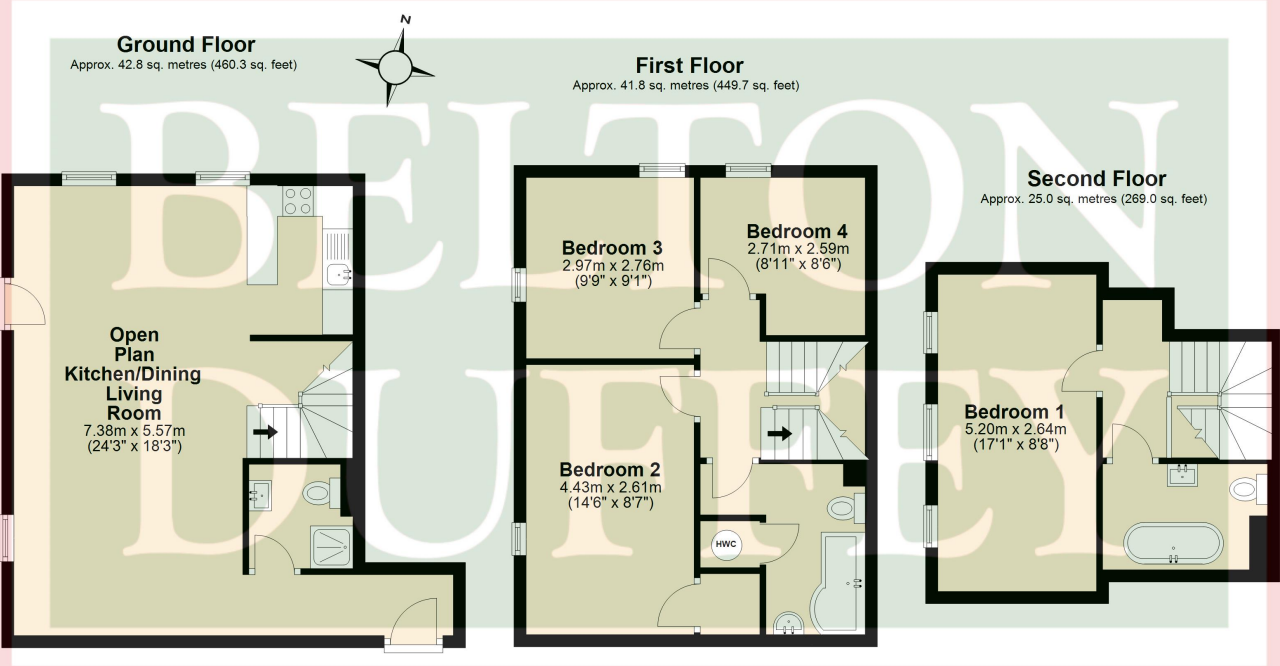
TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 109.5 sq. metres (1179.0 sq. feet)



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