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Hall Barn, Hall Road, Ludham, Norfolk, NR29 5NU

A stunning Grade II listed barn conversion, idyllically set on a secluded, enclosed plot on a no through road and nestled amongst a small development of generous bespoke barns in an elevated position next to Ludham Hall. Located between the sought after villages of Ludham and Horning the property benefits from easy access to local amenities that include a primary school, village shop, public houses and doctors' surgery.

Surrounded by country side views, the property is approached through brick pillars onto a driveway, providing off-road parking and leading to a double carport and workshop. A paved pathway provides access to the main entrance and a terrace extends away to a generous south east facing garden, which will be laid to grass by autumn.

Renovated to a high standard throughout, Ludham Hall Barns retains many original features, including exposed beams and brickwork, which sit harmoniously alongside contemporary additions to provide a stunning blend of character and modernity.





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- ONE MILE TO VILLAGE AMENITIES
- GRADE II LISTED BARN CONVERSION
- OPEN PLAN KITCHEN DINING ROOM

- SUPERBLY PRESENTED THROUGHOUT
- FIVE DOUBLE BEDROOMS, ALL WITH EN-SUITES
- OFF-ROAD PARKING, DOUBLE GARAGE & WORKSHOP

- OVER FOUR THOUSAND SQUARE FEET OF ACCOMMODATION
- MANY ORIGINAL FEATURES INCLUDING BEAMS & BRICKWORK
- LESS THAN TEN MILES TO COASTLINE & FOURTEEN TO NORWICH

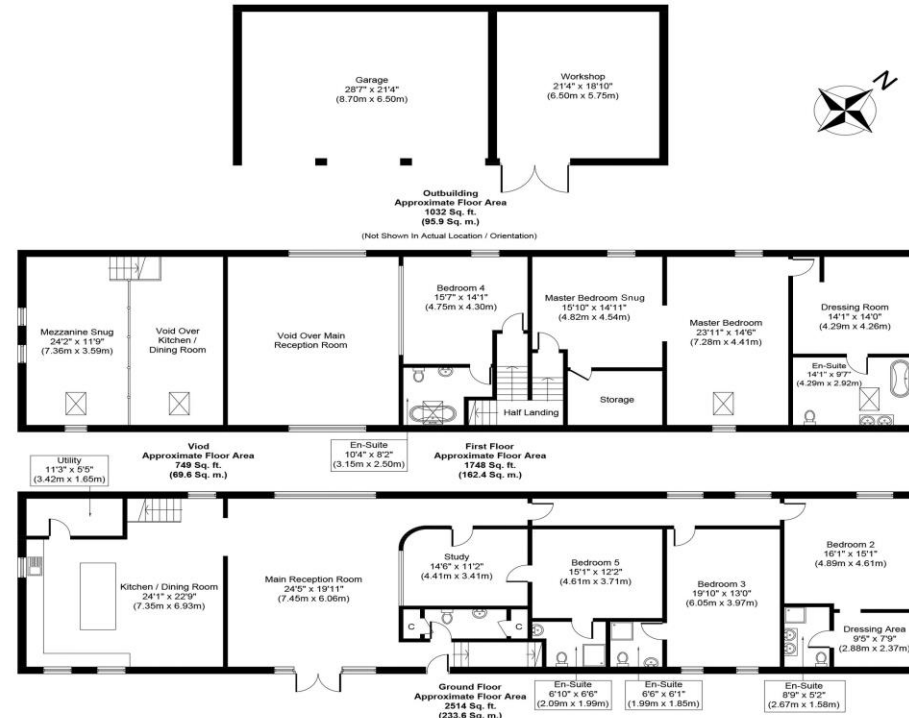
With over four thousand square feet of living accommodation and arranged over two floors, the property enters into a bright and spacious main reception with double doors that overlook and open out to the garden. Internal doors from the reception lead into a cloakroom, a study and a corridor that provides access to three double bedrooms, all with en-suites and one with a dressing room. A doorway from the reception leads through to the heart of the home, a stunning open plan kitchen dining room, with modern built-in appliances and a separate utility. To the first floor, a mezzanine snug overlooks the kitchen below and two further double bedrooms, both with en-suites and the master with a snug and dressing room complete this generous accommodation.

Hall Barn is further complimented in its proximity, of less than ten miles to the beautiful Norfolk coastline and fourteen to Norwich city centre with its excellent shopping, restaurants, University, the Norfolk and Norwich Hospital and extensive historical interest.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Stobart & Hurrell
 Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
 01603 782 782

