

**SALES & LETTINGS**

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# Barn At Home Farm, Buckenham Road, Lingwood

## Norfolk, NR13 4NJ

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- OPEN PLAN LIVING
- PLOT WITH PLANNING PERMISSION
- GENEROUS PLOT WITH OPTION TO EXTEND
- CLOSE TO LOCAL AMENITIES
- SURROUNDING COUNTRYSIDE VIEWS
- CENTRAL LOCATION WITH ACCESS TO NORWICH

An exciting opportunity for a property developer or a family looking for a project to create their dream home on a beautiful plot of land, with approved Class Q planning permission to convert the existing barn to a contemporary and spacious four-bedroom family abode.

Located on the edge of the Broadland village of Lingwood, the plot benefits from its close proximity to the centre with its amenities, including a train station, public house, primary school, church and village hall.

Tucked away from the main road, the barn enjoys a secluded setting with the potential to purchase additional acreage subject to negotiation. It is approached along a lengthy driveway providing ample off-road parking as well as access to the side and rear garden with views over the surrounding countryside.

Proposed plans for the plot include four-bedrooms, two with en-suites, a family bath and shower room, a large reception and open plan kitchen dining room with separate utility and study. The planned property is set to be a stunning development in a rural idyllic setting with far reaching field views.

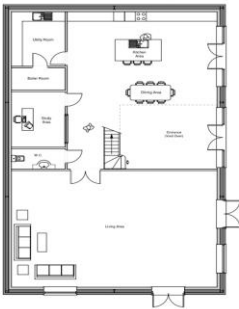
The barn is further complimented in its proximity to the A47 providing easy access into Norwich city centre with its excellent retail outlets, restaurants, cafés, night life and extensive historical interest. The River Yare for a boating adventure, lie approximately four to the miles to the west and the Norfolk coastline just eleven miles to the east.



Existing Location Plan 1:500 @ A1



Proposed Site Plan 1:500 @ A1



Proposed Ground Floor Plan 1:100 @ A1



Proposed First Floor Plan 1:100 @ A1

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Proposed Side Elevation (North) 1:100 @ A1



Proposed Front Elevation (East) 1:100 @ A1



Proposed Rear Elevation (West) 1:100 @ A1



Proposed Approach Elevation (South) 1:100 @ A1

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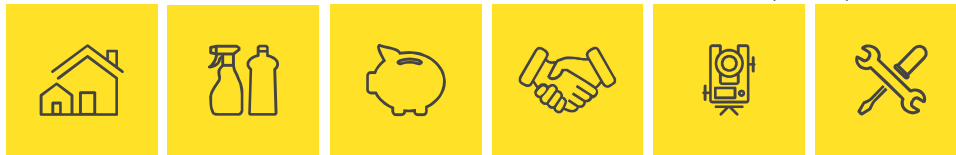
Lettings

Property Management

Sale/ Rental Valuation

Estate Administration (Probate)

Land & New Homes



Second Home Service

Property Cleaning Service

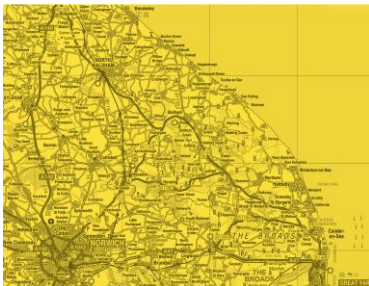
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