

SALES & LETTINGS

**STOBART
& HURRELL**



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER



STOBART
& HURRELL

The Barn, Vicarage Lane, Tunstead, NR12 8HS

Nestled on the fringe of a once working farm the property has been warmly restored, sensitively creating a generous contemporary vista replete with natural features; welcoming natural floors over which a wondrous expansion of exposed beams give subtle reassurance to the fortitude and heritage of The Barn, whilst thoroughly enjoying the economic efficiency captured in its modern creation.

Outside a shared shingle driveway wends through the former farm buildings, now elegant holiday homes complementing the setting, arriving at a high gated entrance leading to a very generous shingle expanse offering versatility to accommodate vehicles of both the river and road. Enjoyed through vast and plentiful windows, The Barn seeks to draw in its picturesque surrounding as well as bountiful natural light.

The Barns idyllic setting advantageously affords any host a wealth of opportunity; a wonderfully rural family home or an ideal place to escape to the country, the entrepreneurial freedom for those seeking working solace away from an office or the prospect to engage in Bed and Breakfasting or Holiday Letting amidst the renowned Norfolk Broads National Park.





STOBART
& HURRELL

- PICTURESQUE RURAL SETTING
- FOUR BEDROOMS & TWO ENSUITES
- EXPOSED BEAMS & NATURAL FLOORING

- ENCLOSED GARDENS & SECLUDED TERRACE
- LOCATED WITHIN THE RENOWN NORFOLK BROADS
- LESS THAN TEN MILES TO NORTH NORFOLK COASTLINE

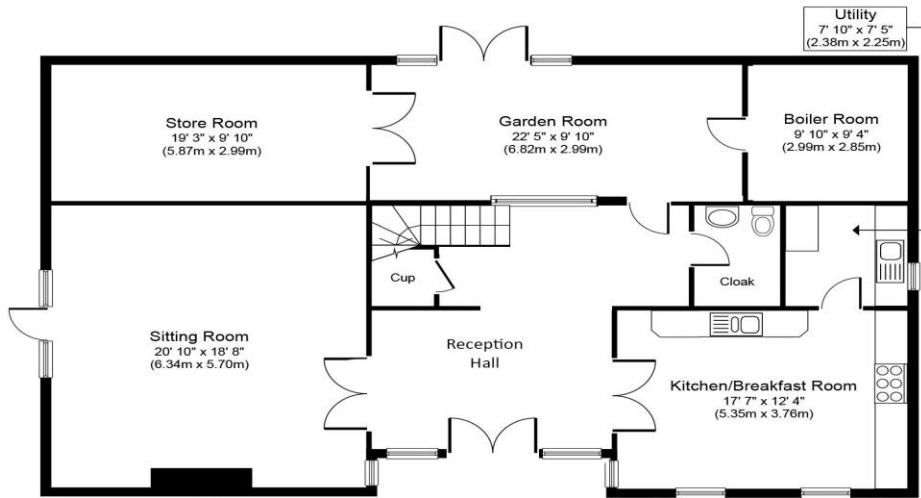
- NEIGHBOURING PARCEL OF LAND BY SEPARATE NEGOTIATION
- AROUND THIRTY MINUTES TO THE CAPITAL CITY OF NORWICH
- SET IN GROUNDS EXTENDING TO AROUND ONE THIRD OF AN ACRE

For those seeking sedate relaxation or recreation on the near waters of the renown Norfolk Broads the property is rurally situated between the Broadland riverside villages of Coltishall, Stalham and Wroxham; known as the Broads Capital and is also within a short journey of the sandy beaches of north Norfolk coastline as well as the capital city of Norwich. The welcome dual Northern Distributor Road further complements the properties location, creating significant access and agility to circumnavigate the city to the north and beyond to the dual Southern Bypass.

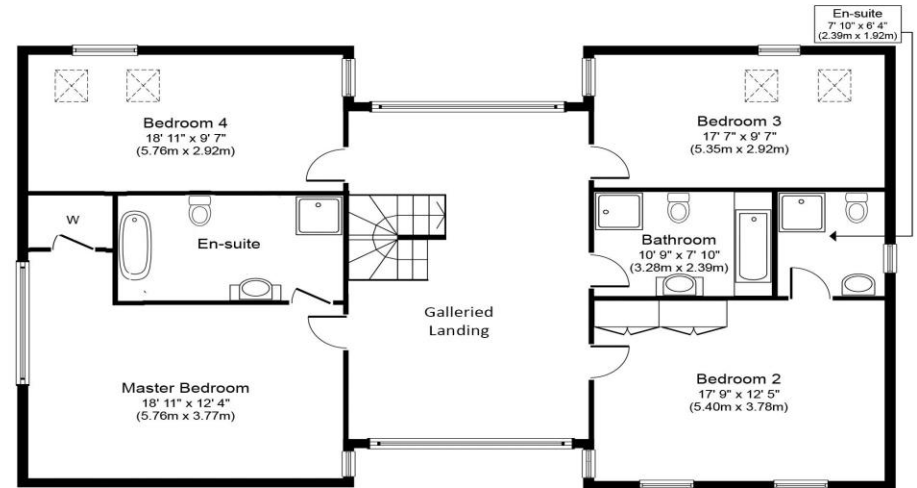




STOBART
& HURRELL

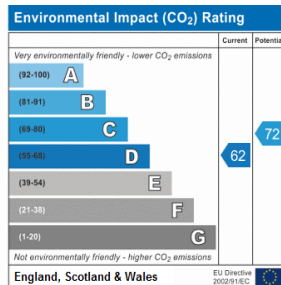
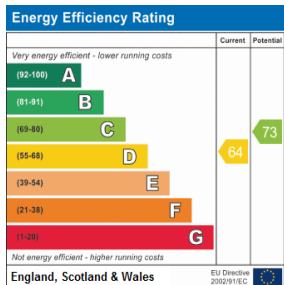


Ground Floor
Approximate Floor Area
1,565 sq. ft.
(145.4 sq. m.)




First Floor
Approximate Floor Area
1,502 sq. ft.
(139.5 sq. m.)

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. 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.





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	

Come in and meet us, visit us on line or call and speak to one of the team to learn more.

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

