

**Aldreds**  
Estate Agents



Welholme Barn The Green, Stalham, Norwich, NR12 9QF

Price Guide £525,000 - £550,000









# Welholme Barn The Green

Stalham, Norwich, NR12 9QF

- Spacious Detached Barn Conversion
- Two Bedroom Self Contained Annexe
- Under Floor Heating Via Air Source Heat Pump
- Spacious Driveway Parking & Open Fronted Cart Shed
- Early Internal Viewing Highly Recommended
- Flexible Accommodation
- Open Plan Living Spaces
- Double Glazed Windows
- Holiday Letting Potential

Price Guide £525,000 - £550,000 Aldreds are delighted to offer this high specification detached barn conversion, located in a delightful tucked away position in Stalham Green. This well appointed property offers flexible accommodation including a self contained two bedroom annexe, impressive open plan living spaces and two further bedrooms in the main accommodation with shower room and utility. The property sits in generous grounds with wrap around gardens, lots of parking space and an open front/sided timber cart shed with integrated home office. A particular feature of the property are it's Eco qualities giving it an impressive EPC 'B' Rating, These include PV Solar panels with a grid feed in tariff and battery storage and under floor heating via an air source heat pump. Early internal viewing is highly recommended to appreciate this individual modern home.



## Main Accommodation

### Entrance Hall

Part glazed solid wood entrance door with glazed side panels, engineered timber flooring, inset LED ceiling lighting, smoke detector, thermostat, doors leading off;

### Utility Room 6'5" x 4'4" (1.98m x 1.33m)

Obscure glazed window to front aspect, tiled flooring, low level w.c., fitted units with rolled edge work surface, stainless steel sink with mono bloc tap, plumbing for washing machine, inset LED ceiling lighting, ventilation.

## Open Plan Living/Dining/Kitchen Area





Living/Dining Area 21'2" reducing to 14'4" x 17'8" reducing to 13'0" (6.46m reducing to 4.37m x 5.39m reducing to 3.97m)

A hugely spacious open plan room with vaulted ceiling with exposed beams, bi-fold doors leading to rear garden, glazed French doors leading to garden to side, windows to front and rear, engineered timber flooring, power points, television point, wood burning stove, steps ladder to a mezzanine area, open plan access to kitchen.

Kitchen 9'5" x 8'9" (2.88m x 2.69m)

A range of modern fitted units and Encore work surface with corner ceramic sink drainer with mixer tap, plumbing for dishwasher, space for fridge-freezer, integrated electric oven and induction hob with island stainless steel chimney style extractor, inset LED ceiling lighting.

Mezzanine Area 18'7" x 9'3" (5.68m x 2.82m)

With restricted headroom. Power and lighting, access to roof eaves storage space and door giving access to loft space housing plant equipment including pressurised hot water cylinder, solar equipment and battery storage.

## Directions

From Aldreds Stalham office, proceed along St Johns Road turning right onto Brumstead Road. Proceed to the 'T' junction, turn right and immediately left at the mini roundabouts onto Old Yarmouth Road. Proceed towards the village of Sutton passing Stalham Academy on your right hand side, continue along into Stalham Green, passing Nicholsons Stalham Engineering on your left and Drake Close and Leatherdale Drive on the right hand side where the property can be found just beyond on the right hand side, located by our FOR SALE board and set well back from the road along a shingled driveway.





## Master Bedroom Incorporating Study Area

### Study Area 8'10" x 6'0" (2.7m x 1.84m)

Rear facing window, engineered timber flooring, power points, inset LED ceiling lighting, open plan access to;

### Bedroom Area 10'3" x 8'10" (3.13m x 2.7m)

Rear facing window, built-in wardrobe with sliding doors, inset LED ceiling lighting, engineered timber flooring, power points.

### Bedroom 2 11'3" x 8'6" (3.45m x 2.6m)

Window to front aspect, engineered timber flooring, power points, thermostat, inset LED ceiling lighting, inter-connecting doors to adjoining bedroom in annexe.

### Shower Room 7'6" x 4'5" (2.29m x 1.35m)

Obscure glazed window to front aspect, tiled flooring, panelled shower cubicle with fixed screen, low level w.c., hand wash basin on a fitted unit, ventilation and inset LED ceiling lighting, heated towel rail.

## Annexe

An independently accessed two bedroom annexe with inter-connecting door to the main accommodation and its own entrance door from driveway parking.

### Open Plan Living/Dining/Kitchen Area 21'5" reducing to 13'3" x 17'7" reducing to 12'2" (6.55m reducing to 4.04m x 5.37m reducing to 3.71m )

A spacious triple aspect room with vaulted ceiling and exposed beams and windows to front, side and rear with side aspect giving an attractive view over a neighbouring pond, glazed French doors leading to rear garden, engineered timber flooring, kitchen area with a range of fitted units with rolled edge work surface and upstand, power points, electric cooker point, plumbing for washing machine, stainless steel chimney extractor, doors leading off and step ladder giving access to;

### Mezzanine Area 8'9" x 7'5" (2.67m x 2.28m)

With restricted Headroom. Accessed via sliding, fixed timber steps, power points, access to loft storage space.

### Shower Room 7'10" x 5'2" (2.41m x 1.59m)

Front facing obscure glazed window, tiled flooring, heated towel rail, low

level w.c., pedestal hand wash basin, shower cubicle with raindrop shower head and fixed screen, inset LED ceiling lighting, ventilation.

### Bedroom 1 10'11" x 8'10" (3.34m x 2.7m)

Window to rear aspect, engineered timber flooring, thermostat, power points. inset LED ceiling lighting.

### Bedroom 2 10'11" x 8'9" (3.35m x 2.69m)

Window to front aspect, engineered timber flooring, power points, inset LED ceiling lighting, thermostat, inter-connecting door to the main accommodation via adjoining bedroom.

## Outside

The property is approached via a long driveway extending to a large parking area with independent parking spaces for main dwelling and annexe.

### Cart Shed Style Garage 16'4" x 13'1" (5m x 4m)

Open front and sided and of timber construction with power and lighting, adjoining;

### Office 13'1" x 6'6" (4m x 2m )

Two side facing windows, part glazed entrance door, power and lighting.

## Gardens

The property offers three individual garden areas to side and rear with a variety of well stocked planting and shrubbery, timber decks off the main open plan living areas, fruit cage, greenhouse, timber barrel style sauna (electrically operated).

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

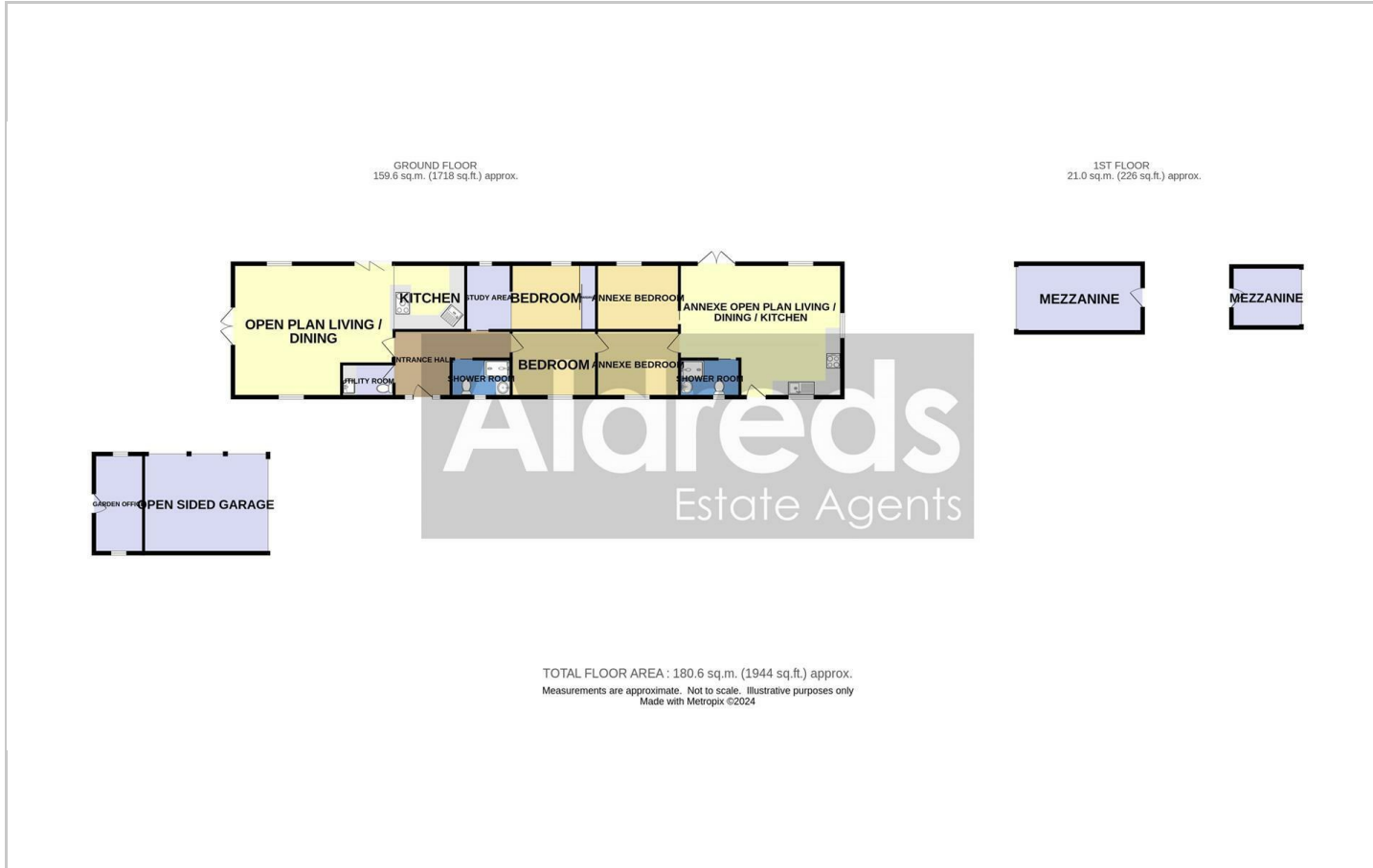
## Council Tax

North Norfolk District Council - Band: C (for the main dwelling) and Band: A (for the annexe).

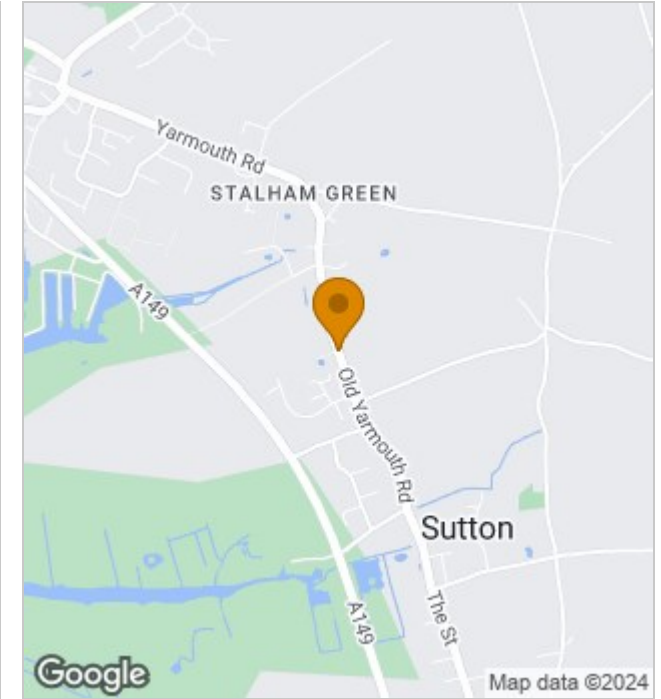
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PJL/S9757

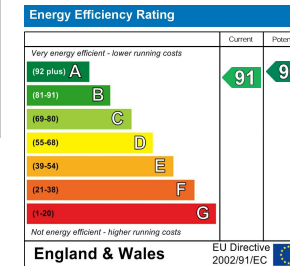
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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