



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

**Pymm&Co**  
Estate Agents and Lettings



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**Hall Barn, Witton, Norwich,  
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Pymm & Co are delighted to offer Hall Barn for sale, which is one of three high quality barn conversions, one of which won the Broadland Council Design/Conversion Award for 2010, completed by a local developer. With five bedrooms and at over 4000 sq ft this adaptable contemporary living space is set in the idyllic Broadland countryside, although only a short distance to Norwich City centre.

**£695,000**





### Entrance door to:-

#### Living Area

**43' 8" x 22' 2" (13.32m x 6.77m)**

French doors to rear, stairs to first floor, part stone floor, part oak floor, vaulted and beamed ceiling, Invicta multi-burner in feature floor to ceiling brick built fireplace.

#### Kitchen/Breakfast Room

**21' 6" x 14' 9" (6.56m x 4.51m)**

French doors to front, door to rear, range of base and wall units with drawers and cupboards under and granite work surfaces over, American style fridge/freezer, Rangemaster double oven, island unit with further granite work surface and inset sink with mixer tap over and integrated dishwasher, storage cupboard, larder cupboard, spotlights, stone floor.

#### Hall

Stone floor, cupboard housing boiler system and underfloor heating system.

#### Bedroom Four

**18' 1" x 13' 10" (5.52m x 4.24m)**

Windows to rear and side, spotlights.

#### En-suite

Low level w.c, pedestal wash hand basin, towel radiator, part tiled walls, tiled floor, two radiators.

#### Utility room

**12' 2" x 8' 6" (3.72m x 2.6m)**

Door to side, range of base and wall units, single drainer sink unit with mixer tap over, wall mounted Valiant boiler system, water softener, plumbing for washing machine, space for tumble dryer, stone floor.



### Directions

Leaving Norwich on the A47 towards Great Yarmouth, turn left just before the Brundall roundabout signposted Witton Green and Great Plumstead. Follow this road for approx half a mile and then turn right onto Witton Green. After approx another half a mile the barn can be found on the right off Hall Road.







### **Bathroom**

Window to side, low level w.c, pedestal wash hand basin, panel enclosed bath with shower over, towel radiator, tiled floor.

### **Bedroom Five**

**15' 10" x 14' 6" (4.83m x 4.44m)**

Window to side, door to front, loft access.

### **Landing**

Doors to all rooms, radiator.

### **Sitting Room**

**21' 10" x 21' 1" (6.66m x 6.43m)**

French doors to Juliette balcony and vaulted ceiling, feature exposed beam and further beams, four radiators.

### **Bedroom Two**

**14' 3" x 10' 7" (4.36m x 3.25m)**

Windows to rear, exposed beam, radiator, door to:-

### **Jack and Jill Bathroom**

Low level w.c, pedestal wash hand basin, shower cubicle, part tiled walls, tiled floor, towel radiator, extractor fan.

### **Bedroom Three**

**14' 2" x 10' 10" (4.34m x 3.31m)**

Windows to front, exposed beams, radiator, door to Jack and Jill bathroom.

### **Master bedroom**

**18' 2" x 15' 10" (5.56m x 4.83m)**

Windows to rear and side, exposed beams, two radiators.

### **Dressing Area**

**18' 2" x 5' 10" (5.56m x 1.8m)**

Exposed beams, radiator, door to:-

### **En-suite**

Skylight, tiled floor, vanity wash hand basin, low level w.c, feature bath, shower cubicle, part tiled walls, extractor fan, spotlights, towel radiator, radiator.

### **Front garden**

Shingled driveway leading to double cart shed, block weave pathway to front door.

### **Rear Garden**

Mainly laid to lawn with range of mature plants, trees and shrubs, semi-circular brick set patio area, outside lighting.

**AGENTS NOTE:** The heating to the property is supplied by LPG via an underground tank. The property is not on mains drainage, but has its own sewage treatment plant.





## Hall Barn, Witton

Gross internal area (approx.)

Total = 387 sq m (4163 sq ft)

Main House = 359 sq m (3861 sq ft)

Vehicle Stand = 28 sq m (302 sq ft)

For identification purpose only. Not to scale.

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