

**BARN
MASTERS**

ESTATE AGENTS & VALUERS
Specialists in Barns and
Rural Properties

Leet Hill Brick Barn
Yarmouth Road
Kirby Cane
Bungay
NR35 2HJ

LEET HILL BRICK BARN

Barnmasters is marketing a superb unconverted red brick former threshing Barn in the Waveney Valley. In total the Barn will offer 3379 sq ft of accommodation, garaging, store rooms and has a sizable garden - 0.75 of an acre sts. Further land is available under separate negotiation.



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3,379 sq ft

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THE BRICK BARN

BARNMASTERS are delighted to offer the prudent purchaser a former traditional Norfolk brick threshing barn of imposing stature, with two further attached barns. This L-shaped barn configuration has detailed planning permission for conversion to a substantial 4 bedroom, 3 en-suite detached family home arranged spaciouly over 2800 sq ft. Additionally a car port and garden/bicycle store are incorporated adjacent to the current barn arrangement, which utilises a further 600 sq ft. The Barn setting enjoys an enviable view across open countryside, set back off the road and approached via a private tree-lined shared drive, servicing this small group of residential properties. A further opportunity exists to purchase further land surrounding this barn within this delightful Waveney Valley location.



- Delightful rural location
- 3379 sq ft in total
- 4 bedrooms and a study
- Integrated garaging
- .75 acres (sts), (more land available)
- Structurally very sound red-brick former threshing barn
- 2016/0651 Planning Ref - South Norfolk
- Open plan living/dining and kitchen area
- Stunning rural views
- Private tree-lined shared driveway

Leet Hill Barns were previously used as part of an arable and dairy farm. This property subsists as three interconnecting barns, with the main imperious two storey barn offering a solid brick structure, featuring a wealth of features such as the detailed capping on the gable ends and the traditional ventilation brick pattern on the walls. This main barn has a concrete floor and sheet metal roofing therefore weather proofing and preserving the building for its future transformation.





The brick work appears in good uniform condition and offers the purchaser an opportunity to make a stunning feature inside the barn when sympathetically restoring. This main barn provides for a spacious open plan living room, dining room and kitchen.

As you step down into the connecting single storey second barn, this is of newer construction of brick, with a vaulted timbered roof currently under pantiles. You then enter into the final modern third barn constructed by concrete block and pre-fabricated concrete panelling under a sloped roof.

The architect designed plans by McArthur Tring Architects Norwich encompass the differing roof shapes within the overall design of the proposed planning application, and are attentively detailed for an overall design finish that makes this property very aesthetically pleasing.

Full planning details can be found listed on South Norfolk Council website under Planning Ref 2016/0651

IN THE VICINITY

- Nearest market town Beccles 2 miles
- Bungay 4 miles
- Nearest broads Beccles 2 miles, Loddon 4 miles
- Heritage coast of Southwold and Walberswick 16 miles
- Railway station at Beccles with rail link to London 2 miles
- Norwich station with direct trains to Cambridge and Norwich 15 miles
- Cathedral city of Norwich 15 miles
- Nearest airport Norwich International airport

DIRECTIONS

Take the A146 from Norwich towards Beccles. 2 miles before Beccles at the roundabout (after Hales) take 2nd exit (right turn) onto A143. After approximately half a mile turn left into Church Road signposted to Kirby Cane. Take the first left onto Old Yarmouth Road where the Barns can be found on your right after 500 yards at the end of a tree lined driveway. The barns are on the left at the end of the drive.

LOCAL AUTHORITY

South Norfolk District Council
01508 533633

OUR NOTES

Measurements, distances and areas are approximate. The text, photographs and plans are for guidance only. Barnmasters expects our barns to have all necessary planning permissions, building regulation certification and other consents in place- where applicable.

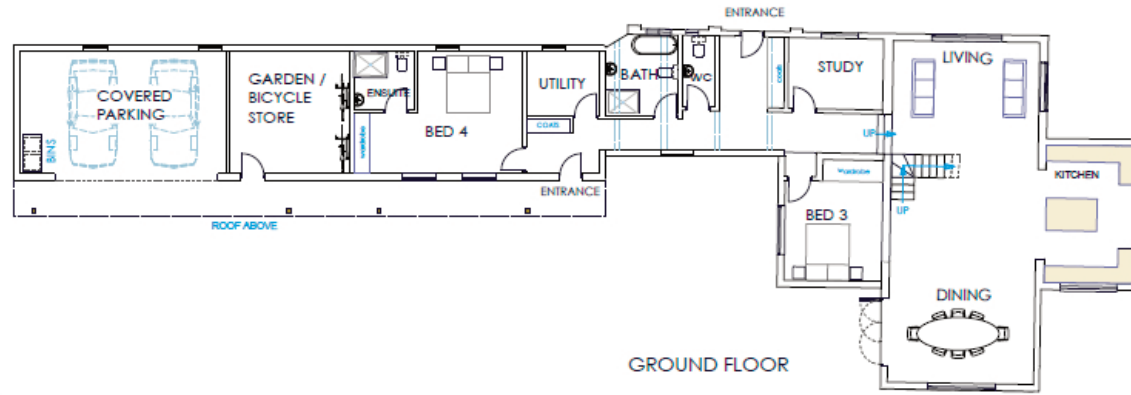
New services (water, electricity and BT) will need to be supplied to these barns from the council road. It is envisaged that all services will be separately supplied in one trench with each barn purchaser paying 25% each in the total costs.

VIEWINGS

Viewings strictly through Barn Masters
Telephone No. 01603 621177

ELEVATIONS & FLOOR PLANS

Leet Hill Brick Barn



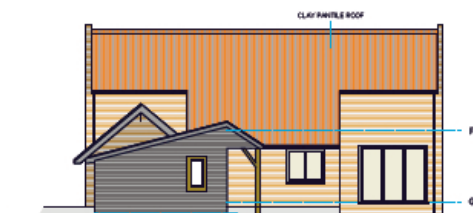
FIRST FLOOR



FRONT ELEVATION (North East)



GARDEN ELEVATION (South West)



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



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SITE PLANS

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Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify that they are in working order, fit for their purpose or within ownership of the seller, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their solicitors. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to recheck the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

The Estate Agents Act 1979: This Act regulates the conduct of estate agents in the course of estate agency work concerned with buying and selling property; it does not cover the letting of properties. The Act gives the Office of Fair Trading the power to issue warning or prohibition notices against persons it considers to be unfit to carry on estate agency work. The Estate Agents Act lays down the duties that agents owe to their clients, which include: • Passing on all offers to the vendor in writing • Handling client's money • Disclosing a personal interest if the agent may benefit from the sale of the property • Giving written details of charges before entering into a contract • Providing details of any services provided by the agent to buyers.

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