

**BARN  
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## 6 BLOODHILLS FARM

An immaculate 5 bedroom barn  
set in 1.75 acres, near Winterton, Norfolk



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4,400 sq ft

## THE BARN

Grand in stature this stunning Barn is located in a delightful rural spot so close to the popular East Norfolk coastline. The 'freehold' barn presently caters for an extended family, but offers superb flexibility internally and externally to a potential Barn Owner. Its fabric is of red brick under a Thatch roof with many of the existing features kept and enhanced throughout. On entering this Barn it is clear to see the quality of the conversion- it is exemplary in every aspect from the heavily exposed timberwork throughout to the class of all fixtures and fittings.



- All bedrooms en-suite
- Approximately 1.5 miles to Winterton-on-Sea
- Games Room
- Loft Room
- Open farmland views
- Open plan family room with woodburner
- Plot of 1.75 acres (stms) with paddock
- Quality five bedroom detached barn
- Solar panels and Ground Source
- Heat Pump
- Workshop

6 Bloodhills was converted in 2006 by the developer who still lives within this small cluster of Barns. He and the present owners have transformed the Barn into a magnificent living space both internally and externally.

## Size

4400 square feet internal

1.75 acres (stms) external

## Services

- Solar panels
- Ground Source Heat Pump
- Private Drainage
- Underfloor Heating
- Contemporary Wood burner
- EPC B rated

## INSIDE

### Bedrooms

Five exceptional bedrooms, which all are en suite, host a wealth of Barn features, such as exposed brickwork and original timber work- four are on the ground floor with the master bedroom being on the first floor.

### Living Area

There is a central living room on the ground floor, focused around the views over the patio areas, back lawn and then over the gardens to the North. The rotating wood burner on its glass hearth makes this open plan area.

Upstairs is the main sitting room area under a beautiful timbered roof, again with superb views; especially from the landing, which overlooks the gardens, paddock area and the immediate countryside.

Overlooking the whole exposed barn area a study is located on the second floor

### Kitchen

Granite and Wooden worktops combined with Cream shaker style units, floor and wall, create an exceptional space. The range oven is housed in a bespoke unit with mantelpiece, while there is also a breakfast bar and a double bowl ceramic sink. An area beyond the kitchen and living room could be used for a dining area, however at present makes for a superb children's area.

## Extras

The utility room houses not only all the necessary laundry room equipment but also provides for the engine room of the Barn- Hot water cylinder, manifolds and electrical consumer units.

## OUTSIDE

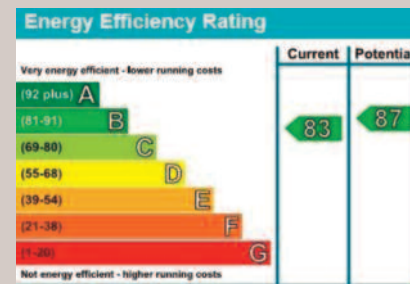
### Approach

Once into the main area of Bloodhills, a shingle parking area provides for access to the paddock and gardens to the north of the Barn. Through a five bar gate a shingled driveway leads to the front of the Barn, flanked by lawn and York stone patio area. Parking can be found here and access to the large garden area, which caters for an expansive children's play area, further patio and entertaining platforms. Alternatively the shingle driveway leads around to the garage and rear access, which is contained behind an automated gate.

## Plot

Overall the whole external space extends to 1.75 acres and provides for a paddock area, housing for solar panels and the highly desirable raised vegetable beds and orchard area. To the south of barn is an exceptional courtyard that offers a stunning York stone patio for outside entertaining, a lawned area with established borders and pots. Leading from the patio is the garage, sizable workshop and separate games room. Naturally these external rooms could be used for other purposes, such as a separate annex.

## ENERGY EFFICIENCY RATING





#### IN THE VICINITY

**Nearest Market Town:** Winterton, Hemsby and Martham are all within 2 miles, whilst Potter Heigham is only 6 miles away

**Norwich City Centre:** 22 miles

**Railway Station:** Great Yarmouth 7 miles, Acle 9 miles Norwich 22 miles

**Airport:** Norwich 23 miles, Stanstead 102 miles

**Park and Ride:** Postwick 16 miles

**Broads:** Potter Heigham 6 miles, Hickling 9 miles

**Coastline:** Winterton 2.5 miles, Waxham 6 miles

#### LOCAL AUTHORITY

Great Yarmouth Borough Council  
Telephone No. 01493 856100

#### DIRECTIONS

Take the A47 Gt. Yarmouth road out of Norwich. At the roundabout take A1064. Turn left onto Main Road B1152, turn right onto Mill Lane, then right onto High Road A149. Turn left onto Repps Road, then right onto Hemsby Road and onto the Martham Road. Finally turn left onto Collis Lane and left again onto Bloodhills Road where The Barn will found.

#### OUR NOTES

Measurements, distances and areas are approximate.

The text, photographs and plans are for guidance only.

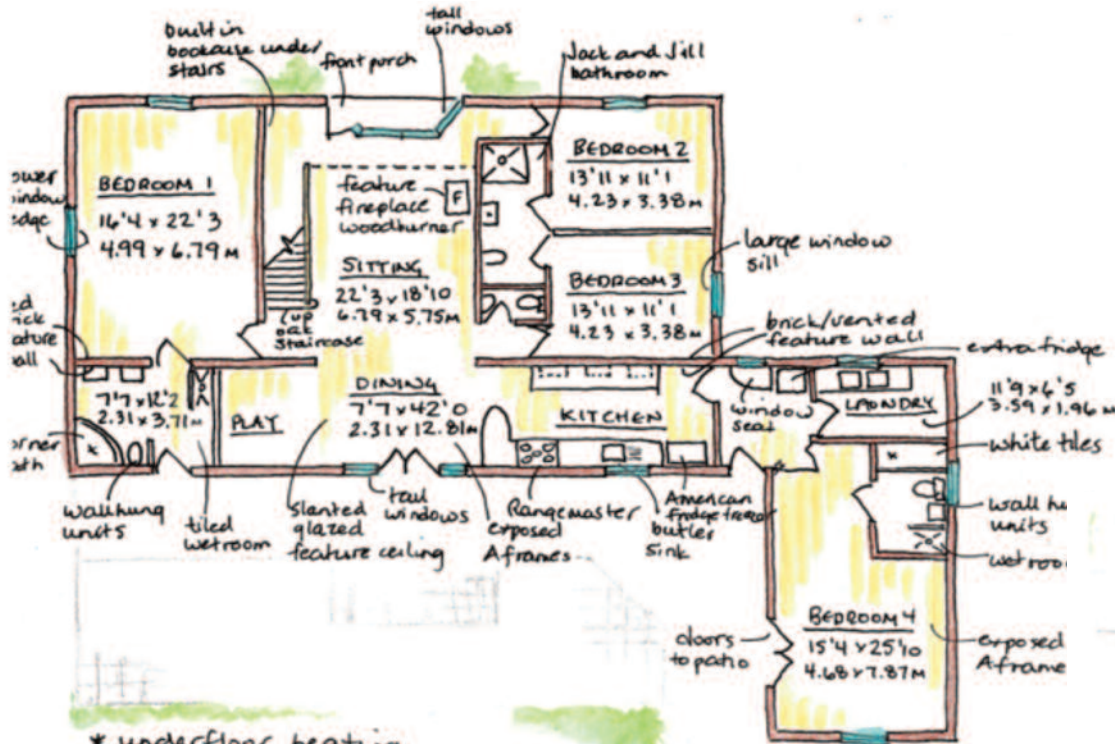
Barnmasters expects our barns to have all necessary planning permissions, building regulation certification and other consents in place.

Barnmasters have not tested any services, equipment or facilities. Potential Purchasers must satisfy themselves by examination or otherwise.



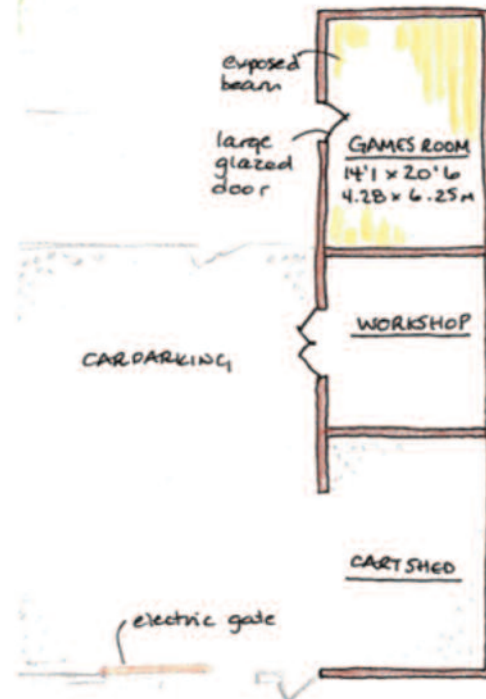
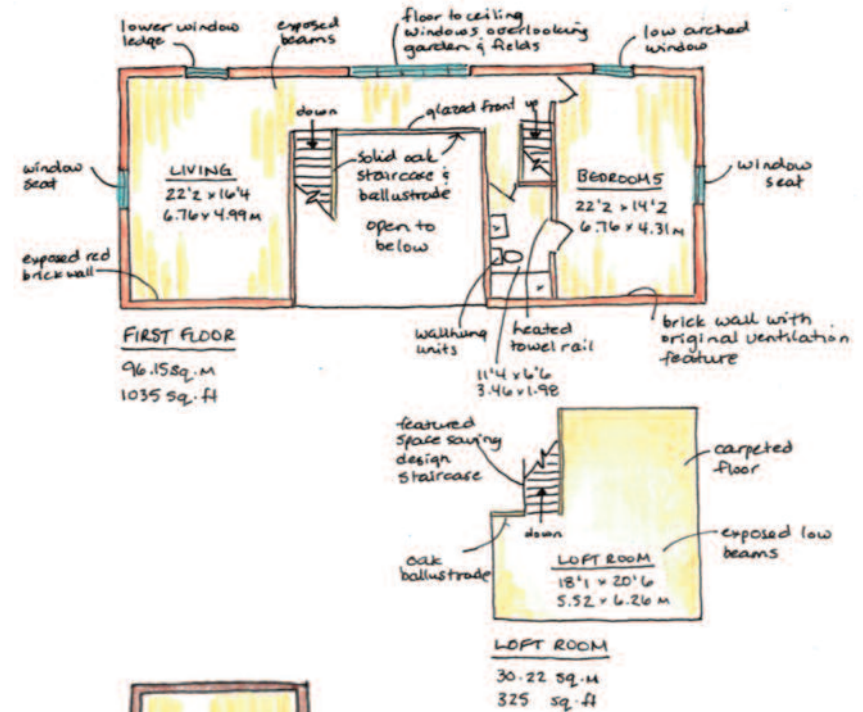
# BLOODHILLS BARN, EAST SOMERTON, NORFOLK, NR29 4DU

GROUND FLOOR ~ in excess of 238 sq.m ~ 2562 sq.ft



- \* underfloor heating
- \* wood flooring throughout
- \* wood window/door frames
- \* barn style doors
- \* exposed beams throughout
- \* high quality barn conversion
- \* feature wood burner
- \* plot in excess of 1.75 acres (stms)
- \* surrounded by open farmland
- \* 1.5 miles from Winterton Beach
- \* children's play area
- \* solar panels & ground source heat pump

## FIRST FLOOR & LOFT ROOM



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