



2 Hall farm Barn Honing Road, Dilham  
£150,000



# 2 Hall farm Barn Honing Road

Dilham, Norwich

This unique barn conversion project boasts full planning permission for a two-bedroom dwelling. The property includes a garden, ample parking and is conveniently connected to mains water. With building regs drawings, a sewage treatment plan and a structural engineer's report in hand, you have everything you need to transform this blank canvas into your dream home.

## THE LOCATION

Nestled within the picturesque Norfolk Broads, Hall Farm Barn on Honing Road in Dilham offers a countryside location with easy access to nearby amenities. The village of Dilham itself boasts a charming village hall and the inviting Cross Keys pub, perfect for socialising with locals. For additional conveniences and services, residents can easily access neighbouring destinations such as North Walsham, which offers schooling options, a supermarket and a train station for convenient travel. Nearby Stalham provides even more amenities, ensuring residents enjoy a well-rounded lifestyle in this idyllic Norfolk Broads setting.

Complementing the existing layout, an installed sewage treatment plan contributes to the property's readiness for development, streamlining the conversion process and setting the stage for a seamless transition to a fully functional residence. For added peace of mind, a structural engineer's report is available, highlighting the solid foundation and structural integrity of the building.

## AGENTS NOTE

We understand this property will be sold freehold connected to mains water.







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### THE PROPERTY

Situated in a prime location with an array of nearby amenities, this property presents a rare opportunity for the discerning buyer seeking a unique project. Boasting a barn conversion design, this property offers an exceptional canvas for transforming into a two-bedroom dwelling.

In addition to its outstanding features, the property also benefits from a garden space and ample space for outdoor parking, providing parking accommodations for up to two cars.

The designed barn, now awaiting its transformation into a two bedroom living space, comes with the added advantage of being sold with full planning permission in place. Merging the charm of the original structure with modern conveniences, this project provides a blank slate for creating a bespoke living environment tailored to your exact specifications.

The property is already connected to the mains water supply, ensuring convenience and ease during the conversion process. Additionally, building regulation drawings have been prepared, a vital step towards bringing your vision to life with the assurance of meeting all regulatory requirements.

