



## Little Barn, Church Lane

Guide Price £525,000 - £550,000



# Little Barn

## Church Lane, Great Yarmouth

This beautiful barn conversion is situated in a picturesque village celebrated for its community spirit, highlighted by events like Filby in Bloom. The spacious interior features three to four bedrooms, a bright open-plan living and dining area with vaulted ceilings and a stylish kitchen with contemporary finishes. Surrounded by expansive fields, the property includes a beautifully landscaped garden filled with vibrant shrubs and trees, perfect for outdoor relaxation and family activities. The village fosters a strong sense of community, with local crafts fayres and inviting cafes. This distinctive home offers a remarkable chance for families in search of a tranquil country lifestyle within a stunning environment.

### The Location

Little Barn, situated on Church Lane is a hidden gem in a picturesque village known for its community spirit and natural beauty. The area has earned recognition in the Britain in Bloom competition, reflecting its commitment to maintaining vibrant gardens and public spaces. Throughout the year, residents and visitors can enjoy the lively crafts fayre, where local artisans showcase their talents and unique creations. The village boasts several cosy cafes, perfect for relaxing and savouring homemade treats while chatting with the friendly locals. Nature enthusiasts will appreciate the short walk to the Broads, a stunning network of waterways ideal for boating, birdwatching and peaceful strolls. Additionally, the annual Filby in Bloom event brings the community together to celebrate the beauty of the area, with stunning floral displays and friendly competitions that highlight the charm of village life.







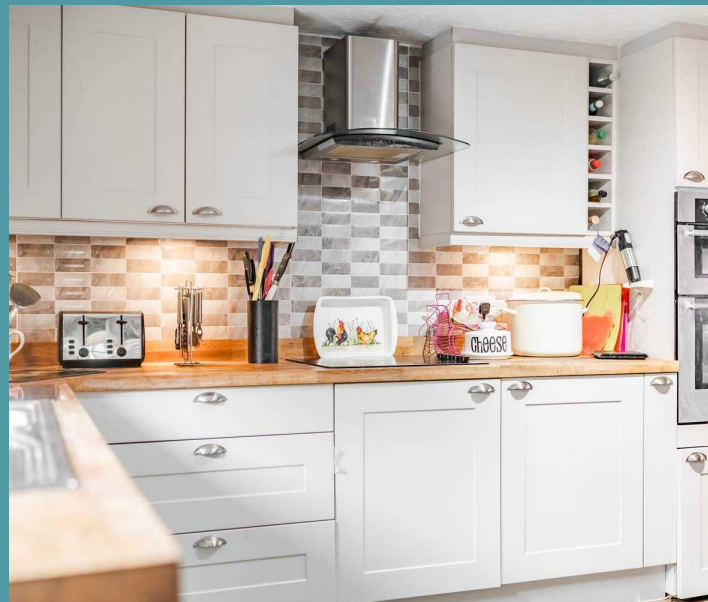
## Little Barn

Church Lane, Great Yarmouth

### Church Lane

This impressive detached barn conversion, formerly a cattle shed, is located on a private road and seamlessly blends rustic charm with modern conveniences. Surrounded by expansive fields, this versatile home features three to four spacious bedrooms, making it perfect for families or anyone seeking additional living space. The exposed beams throughout highlight the property's traditional character and warm ambiance.

The open-plan sitting and dining room serves as the heart of the home, featuring a vaulted ceiling and original beams that create a bright and airy atmosphere, ideal for entertaining or enjoying family gatherings. The stylish kitchen boasts tiled flooring, oak hardwood countertops and an integrated dishwasher, offering aesthetic appeal. A stable door adds a charming touch and provides easy access to the outdoors, while a breakfast bar serves as a casual dining option. The adjoining utility room enhances practicality with additional storage and workspace.







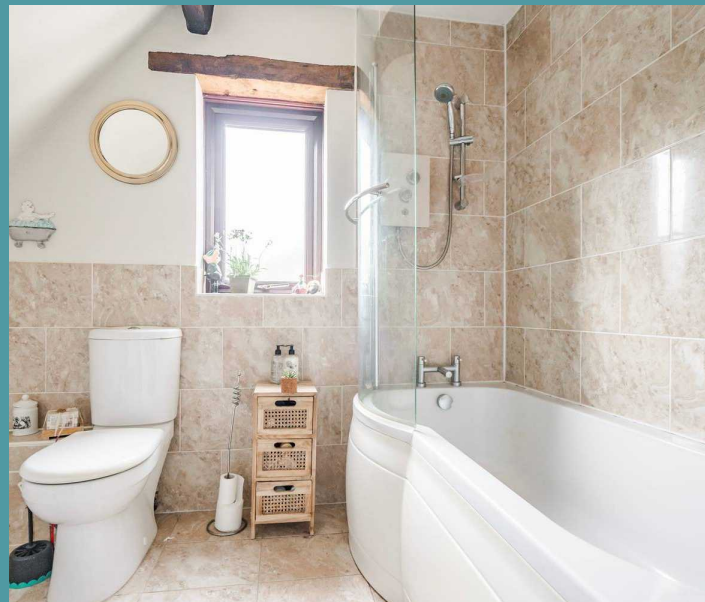
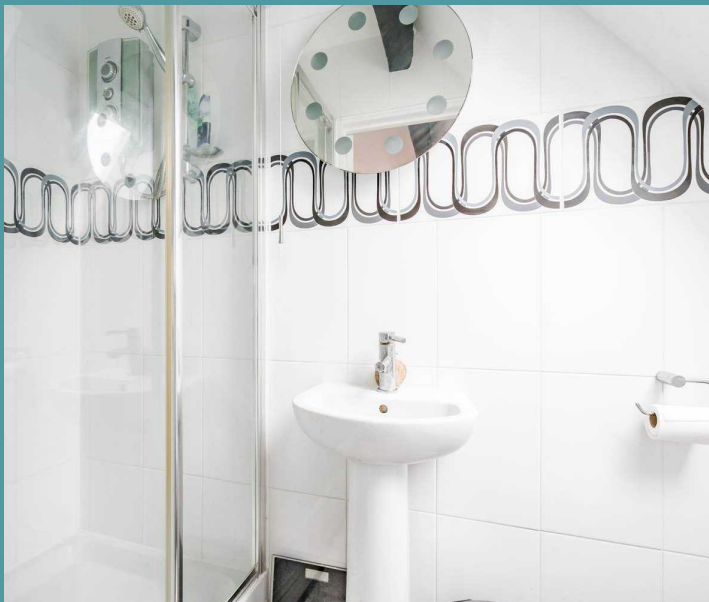
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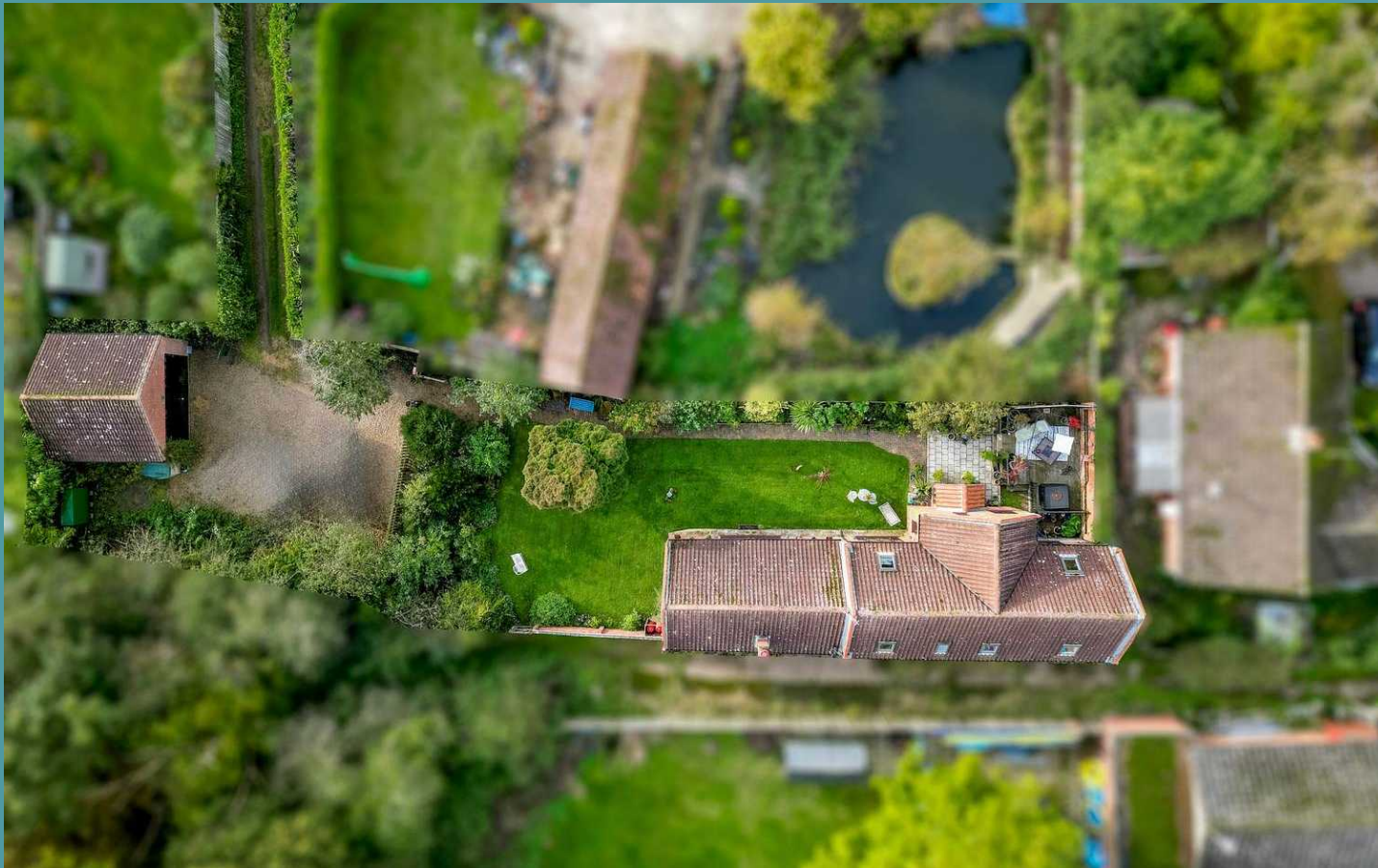
The ground floor includes a versatile room that can serve as a study or an additional bedroom, providing flexibility to adapt to changing needs. The upper floor bedrooms are flooded with natural light from Velux windows, creating a welcoming atmosphere. The main bathroom features tiled flooring, a P-shaped bath and part-tiled walls, while the master en-suite offers a modern shower for convenience.

Outside, the large plot features a beautifully landscaped garden, which the owner has lovingly cultivated into a colourful oasis. With a variety of vibrant shrubs and trees, including stunning Japanese cherry and Japanese red cedar, the garden is designed for ease of maintenance while providing a serene outdoor space.

The inviting stone patio area is perfect for dining, while the spacious grounds offer plenty of room for children to play and explore. The front seating area enjoys abundant sunshine all day long. Adding to the appeal, a long driveway leads to a double garage and multiple off-road parking areas, ensuring convenience for family and guests alike. This beautifully renovated barn presents a unique opportunity for families seeking serene country living in a breathtaking environment.







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## Agents Note

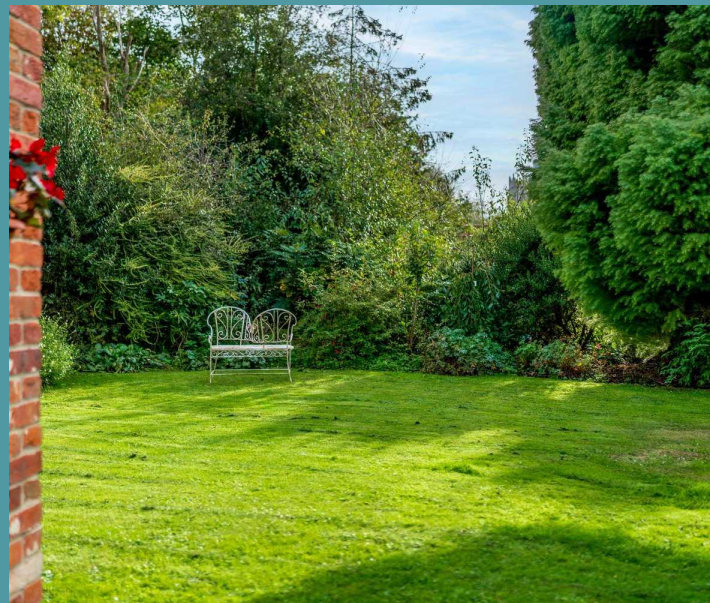
Sold Freehold.

Connected to mains water, electricity and drainage.

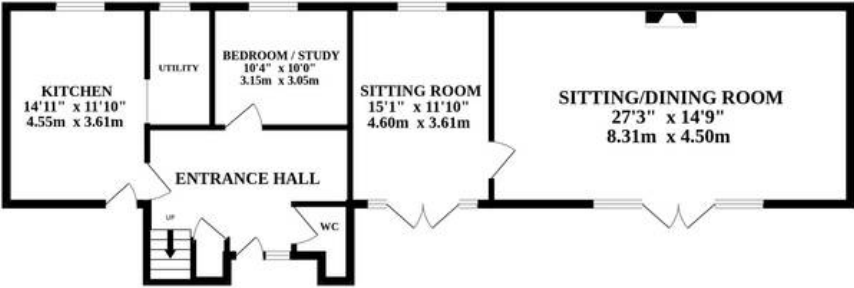
Oil Central Heating

Council Tax - F

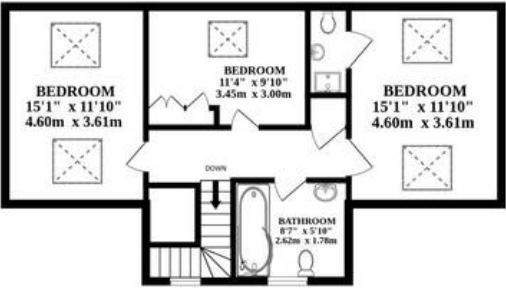
- Generous three to four bedrooms designed for family living or flexible use, accommodating various needs
- Located in a picturesque village known for its vibrant community events like Filby in Bloom and local crafts fayres
- Short walk to the Broads, providing opportunities for boating, birdwatching, and peaceful strolls in a stunning natural setting
- Surrounded by fields
- Stylish kitchen featuring contemporary finishes, oak hardwood countertops and an integrated dishwasher
- The exposed beams throughout highlight the property's traditional character
- With a variety of vibrant shrubs and trees, including stunning Japanese cherry and Japanese red cedar
- Beautifully landscaped garden filled with vibrant shrubs and trees, creating a tranquil outdoor environment
- Extended driveway approach, double garage and ample parking



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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