

Shetland Cottage, Horse Barns Wayford Road - NR12 9LQ

£450,000

Nestled on the fringes of Stalham, this extraordinary barn conversion is a true gem. Filled with character and boasting exposed timbers, it exudes rustic charm. The property presents a well-presented interior, thoughtfully designed with tasteful touches. Situated in the heart of the idyllic Norfolk Broads, this home offers a lifestyle of tranquillity and natural beauty, making it a rare find for those seeking a distinctive and timeless home. Arrange a viewing today to experience the unparalleled allure of this unique property.

Minors & Brady
Estate Agents, Lettings and Property Management

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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LOCATION

Wayford Road, Stalham is nestled in the charming town of Stalham, a picturesque area in Norfolk, England. This delightful road offers residents a peaceful and idyllic setting, perfect for those seeking a serene and tranquil lifestyle. Stalham itself is known for its beautiful countryside, close proximity to the stunning Norfolk Broads, and a range of amenities including shops, schools, and recreational facilities. With easy access to nearby towns and the scenic Norfolk coastline, Wayford Road provides an ideal balance between countryside living and modern



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THE PROPERTY

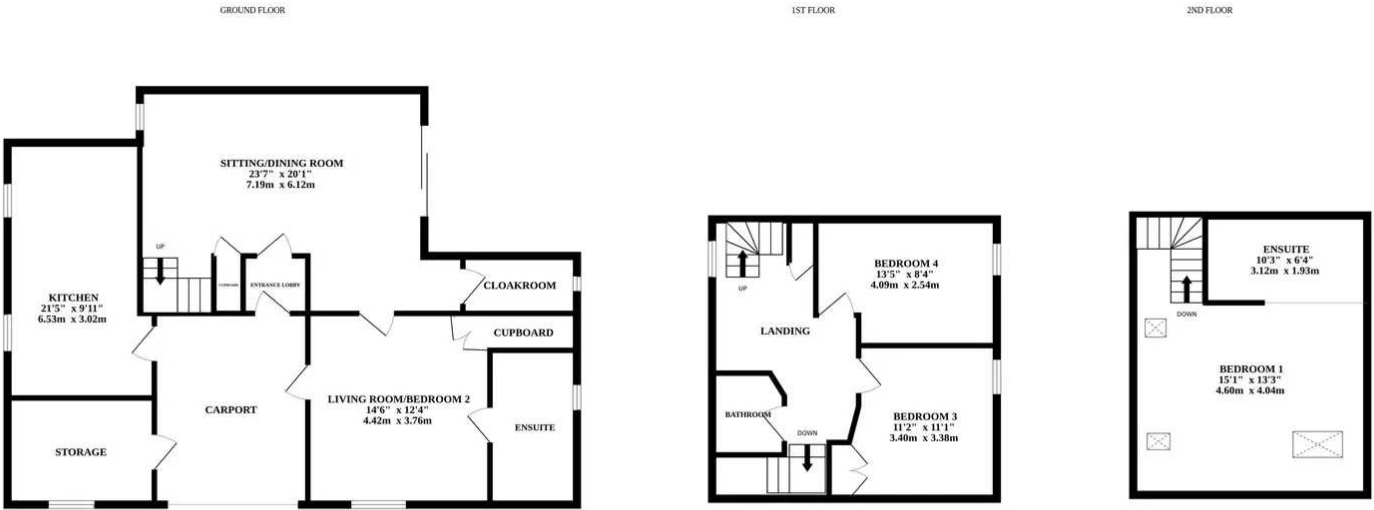
Nestled on the outskirts of the popular North Norfolk market town of Stalham, this beautifully presented barn conversion offers a blend of rustic charm and modern comfort. Boasting a prime location, it's conveniently situated just half a mile from local schools and the bustling high street with its array of shops, restaurants, and amenities. Additionally, a nearby superstore and petrol station add to the convenience.

Approaching the property, a shingle frontal provides ample dedicated off-road parking, leading to a carport and a useful store room. The rear of the property opens up to an enclosed, south-facing garden featuring an Indian Sandstone paved terrace, perfect for alfresco dining, and a neatly maintained lawn.

Inside, the versatile layout spans three floors. An entrance lobby leads to a spacious open-plan lounge and dining room, flowing seamlessly into a generously sized galley-style kitchen. From the lounge, separate doors provide access to a double bedroom/reception room with an en-suite and walk-in wardrobe offering versatility, a separate cloakroom, and double doors opening out to the rear terrace.

The first floor offers a family shower room and two additional double bedrooms, one benefiting from built-in wardrobes.





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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