



14 Barleycroft, Hemsby

Great Yarmouth



Minors & Brady

14 Barleycroft

Hemsby, Great Yarmouth

This extended detached home on Barleycroft offers flexible and well-presented accommodation within a popular residential area of Hemsby. Designed to suit a range of lifestyles, the property provides the option of three or four bedrooms alongside generous living space, making it well-suited to families or those seeking additional room for working from home. A kitchen extension enhances the ground floor layout, creating a more spacious and functional hub of the home.

With energy-efficient features including an air source heat pump and solar photovoltaic system, along with a plumbing system replaced in 2024, the property combines practicality with modern considerations, while low-maintenance gardens and ample off-road parking further support everyday convenience.



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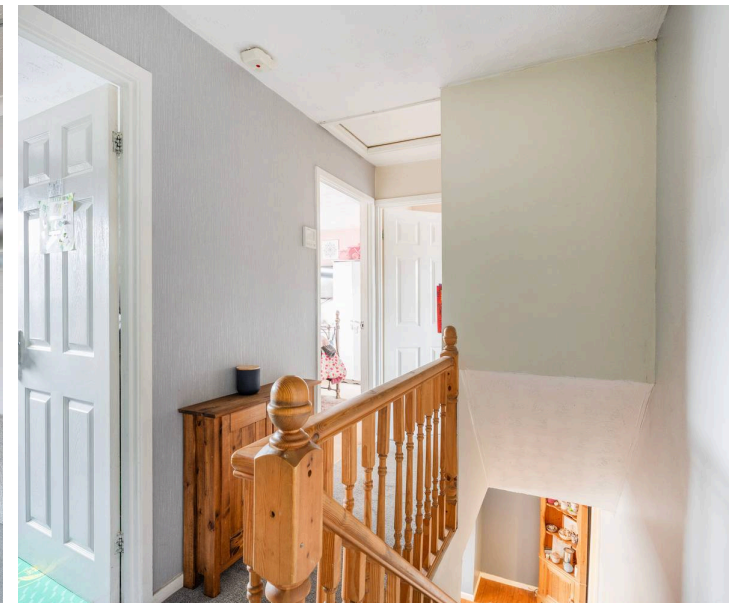
- Guide price: £290,000 - £310,000
- Extended detached home offering flexible 3 or 4 bedroom accommodation
- Spacious lounge with log burner set in an oak mantle fireplace
- Versatile dining room or fourth bedroom to suit a range of needs
- Fully fitted kitchen with integrated appliances and ample worktop space
- Conservatory to the rear providing additional living space with garden access
- Three first floor bedrooms served by a family bathroom
- Solar panel system enhancing overall energy efficiency
- Low maintenance front and rear gardens with a high degree of privacy
- Ample off road parking provided via a block paved frontage

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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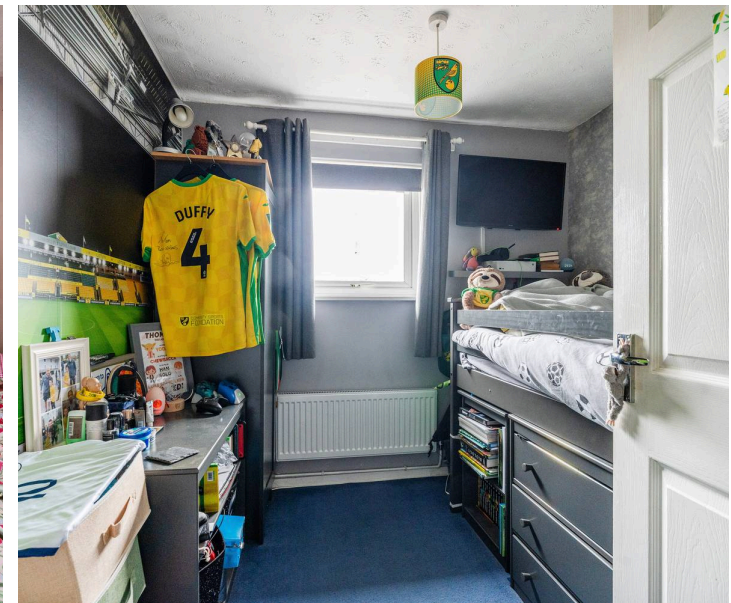
Location

Situated within a well-established residential area in Hemsby, Barleycroft enjoys a convenient coastal village setting with a range of everyday amenities close by. The village offers local shops, takeaways, and a primary school, along with easy access to Hemsby Beach, known for its sandy dunes and open coastline. Regular transport links connect the area to Great Yarmouth, where a wider selection of supermarkets, retail outlets, and leisure facilities can be found.

The surrounding Norfolk countryside also provides opportunities for scenic walks and outdoor activities, making this a well-rounded location suited to both permanent living and coastal getaways. The area is particularly popular for its relaxed pace of life while still offering good accessibility to neighbouring towns. Access to the A149 also allows for straightforward travel along the coast and further inland.

Barleycroft

Stepping inside, the entrance hall leads through to the main living areas. The lounge is positioned to the front and offers a spacious and comfortable setting, featuring a log burner set within an oak mantle fireplace, creating a focal point within the room. This space benefits from good natural light and provides plenty of room for a range of furniture.



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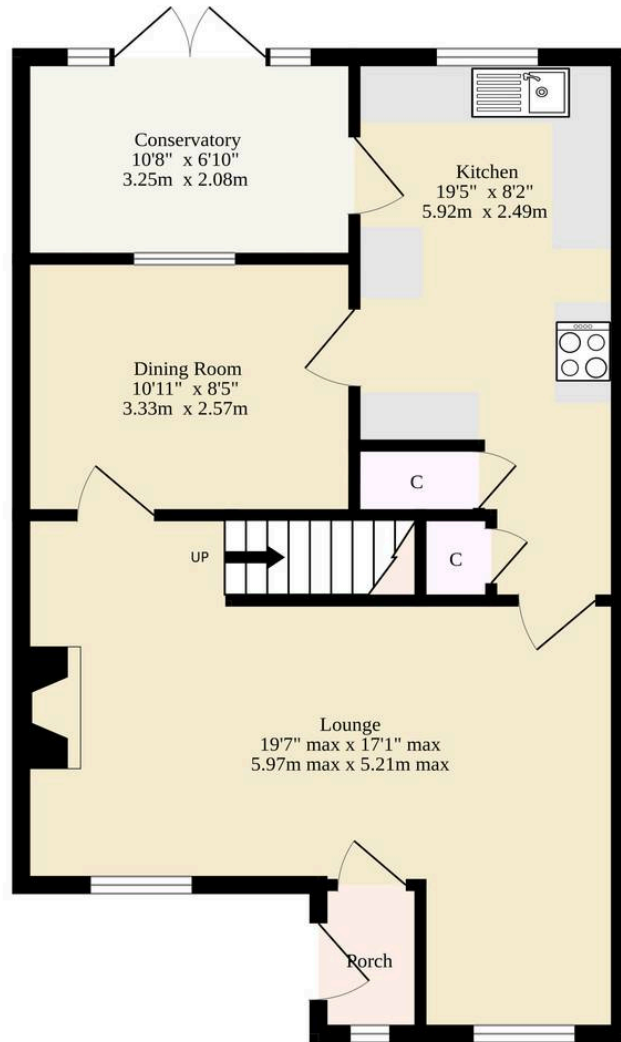
The layout continues through to a versatile room currently used as a dining area, which could equally serve as a fourth bedroom, home office, or additional reception space depending on requirements. To the rear, the kitchen has been extended and is fitted with a range of wall and base units, complemented by worktop space and integrated appliances, creating a practical environment for day to day use. Beyond this, the conservatory provides an additional reception area, currently arranged as a cinema room, offering a more relaxed and private space with views over the garden and access outside.

Upstairs, the landing provides access to three bedrooms, all of which offer comfortable proportions and flexibility for family living. These are served by a family bathroom fitted with a bath, hand wash basin, and WC.

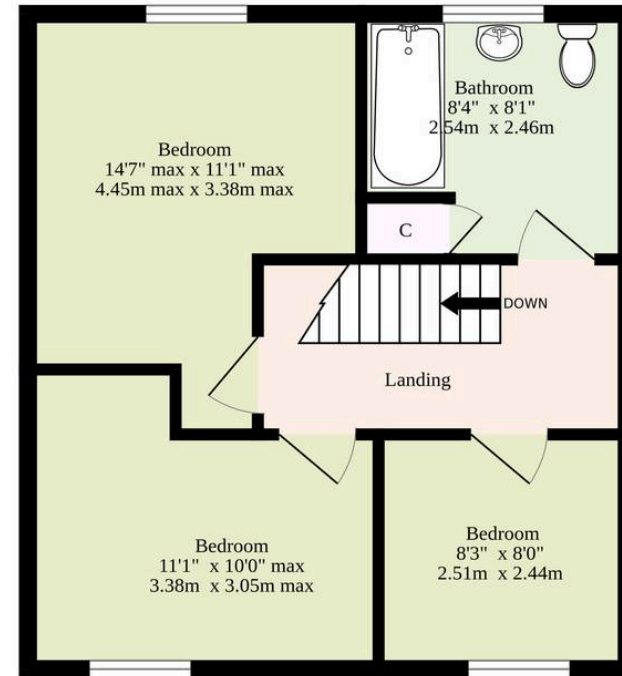
Externally, the property benefits from low maintenance gardens to both the front and rear. The front has been laid to block paving to provide ample off road parking, while the rear garden is enclosed and designed for ease of upkeep, featuring paved areas, raised planting, and a useful storage shed. A covered side area provides additional storage space.



Ground Floor
659 sq.ft. (61.2 sq.m.) approx.



1st Floor
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

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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Senior Property Consultant



Meet *Dan*
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Meet *Lauren*
Property Consultant

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