



8 Home Farm Barns,  
Hall Lane,  
Roydon,  
IP22 5XL

Asking Price: £525,000







- Converted former stable block
- Beautifully presented interior
- High vaulted ceilings
- Underfloor heating
- 3 bedrooms and en-suite
- Single garage and driveway
- Wrap around gardens
- Non-estate position

### Location

The barn is a located just off Hall Lane in Roydon and has a comforting and peaceful village feel, with its immediate non-estate position, whilst being only 2 miles from nearby Diss. This South Norfolk border town offers a great range of local businesses, shops, cafes, restaurant as well as supermarkets, primary and secondary schooling options, as well as useful transport links via rail into Norwich and London Liverpool Street. Diss is centered around the picturesque Mere, which is a focal point of the town and there are some great local nature walks too, with the nearby Lopham Fen and stunning Waveney Valley just a short distance way.







## The Property

This beautifully converted stable block once formed part of neighbouring Roydon Hall and exudes comfortable, modern interiors throughout, complimenting the lovely, high vaulted ceilings which are a re-occurring theme running through the property. Aesthetically the barn has a great contrast of original features and cladding, against the retaining flint garden wall, whilst offering accommodation that buyers crave, such as the sizeable kitchen/diner and stylish shower room, both of which are warmed by toasty underfloor heating and combined certainly have the 'wow' factor. Light floods into the bright, decent size vaulted living room and large garden room which have doors opening onto their respective areas of the garden.

## Outside

The barn has a single garage with pitched roof and driveway, allowing space for two vehicles. The front garden is laid to lawn with paved patio area to enjoy the morning sun. Mature hedging borders the garden, with the lawn leading down the side of the barn alongside the retaining flint wall, opening to a vegetable garden and greenhouse. The formal rear garden is landscaped with box hedging, shrubs and flowers set within bark borders.

## Services

Mains water, drainage and electricity are connected. Oil and electric central heating system, with underfloor heating throughout (apart from garden room).

## How to get there (What3words)

regress.daydream.rests

## Viewing

Strictly by appointment with TW Gaze.

**Tenure:** Freehold

**Council Tax Band:** C


**Ref:** 2/19437/RM

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 134.9 sq. metres (1452.4 sq. feet)

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