twgaze



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-occuring 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

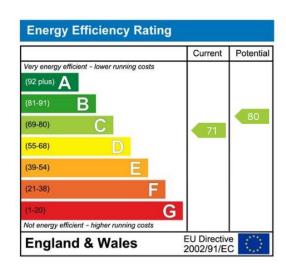
Ref: 2/19437/RM

Important Notice

TW Gaze for themselves and for their Client give notice that:

I. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, norenter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.





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

For illustrative purposes only. NOT TO SCALE.

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

Diss

t: 01953 423 188

