



Guide Price £270,000

3 Bedroom Barn Conversion for sale
2 Church Farm Barns Church Hill, Banham, Norwich



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Overview

Seize the opportunity to put your stamp on this unique canvas and make it your own. Full of rustic charm, this captivating property is set within the heart of Banham for a life of tranquillity and picturesque surroundings.



Key Features

- No Onward Chain
- Charming Single-Storey Barn Conversion
- Three Bedrooms - Two Bathrooms
- Enclosed South-Facing Courtyard
- Private Driveway Parking
- Quiet Village Location



Welcome to Church Farm Barns, Banham. Set within an ensemble of similarly charming properties, this single-storey barn conversion offers dual driveway parking, a south-facing and low-maintenance courtyard, and a convenient storm porch upon entry.

As you step inside, you are greeted by a homely kitchen, leading through to a sizeable reception room showcasing an inglenook fireplace and beautiful exposed beams. Led by these integral beams, you will find three bedrooms, one with an ensuite, and a good-sized bathroom. Boasting plenty of daylight, this home is designed for you to enjoy the sunshine inside and out.

Within just a few steps, you can enjoy a tree-lined green encompassed by beautiful buildings including Banham Church, St Mary's – a grade I listed building. Here, you will also find the village store and post office, as well as bus routes to Norwich City Centre, Diss, and Thetford. Within a 20-minute drive, you can visit Thetford Forest Park, and the market towns of Diss and Wymondham, both offering a wide range of amenities and train links to London, Cambridge, and Norwich.

Offered with no onward chain, viewings are readily available. Simply call us 24/7 to book yours.



Kitchen

10' 11" x 7' 4" (3.35m x 2.25m)

Stable door entrance from the storm porch. Tiled flooring and backsplash. Base and wall-mounted units. Houses the oil boiler. Integrated oven and hob. Space for freestanding fridge-freezer and washing machine. Double-glazed window. Multiple sockets.

Lounge Diner

17' 10" x 13' 11" (5.45m x 4.25m)

Fitted carpet. Inglenook fireplace with tiled hearth. Exterior door onto the courtyard. Two radiators. Air condition unit and controller. Multiple sockets. Double-glazed window. Two curtain poles and holdbacks.

Bedroom (Double) with Ensuite

11' 11" x 10' 11" (3.65m x 3.35m)

BEDROOM: Fitted carpet. Multiple sockets. Radiator. Ceiling fan. Double-glazed window. Fitted roller blind.

ENSUITE: Tiled flooring. Raised shower base with hanging curtain. Wash basin. WC. Obscured double-glazed window.

Bedroom 2

13' 11" x 8' 4" (4.25m x 2.55m)

Fitted carpet. Radiator. Multiple sockets. TV aerial. Double-glazed window. Ceiling fan. Curtain pole.

Bedroom 3

10' 11" x 7' 8" (3.35m x 2.35m)

Fitted carpet. Multiple sockets. Double-glazed window. Curtain pole and holdbacks.

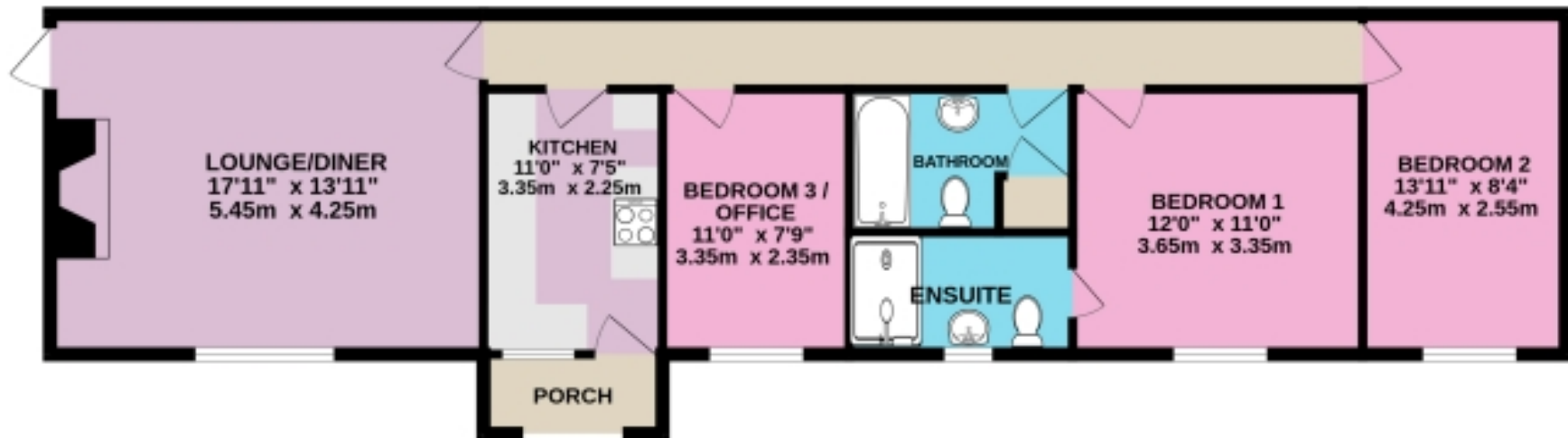
Bathroom

9' 0" x 5' 10" (2.75m x 1.80m)

Tiled flooring. Bath. Wash basin. WC. Hot airing cupboard housing water tank and shelving.

Floorplans

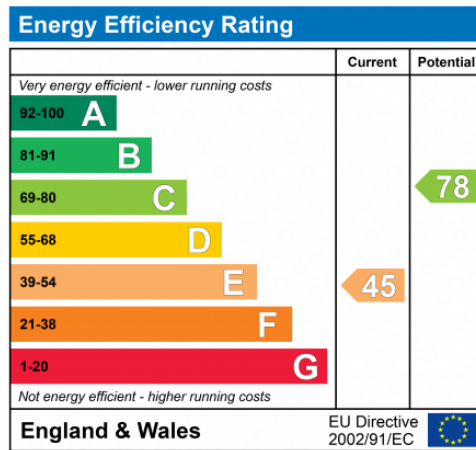
GROUND FLOOR 889 sq.ft. (82.6 sq.m.) approx.



3-BEDROOM BARN CONVERSION

TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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Marketed by Ewemove Wymondham

01953 665 785 (24/7)

wymondham@ewemove.com



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