



## Lyngate Road, North Walsham, NR28 0NE, Norfolk

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Superb single storey barn conversion with stable block and paddocks set in around 2 ACRES (stms) in a rural location on the edge of North Walsham. (Price guide £500,000 to £550,000) NEW INSTRUCTION - Please call ECR Properties for further information Brick Kiln Barn is an immaculately presented four bedroom single storey barn conversion with flexible living accommodation. There is a fully vaulted double reception room with feature fireplace and exposed timbers, a traditional country kitchen/breakfast room, en-suite shower room and family bathroom. Outside there is a gated driveway and enclosed formal gardens. The timber stable yard is well arranged with two loose boxes, a storage barn and storage shed (suitable as hay store/feed and tack room as required). There is a large paddock and a smaller turnout or schooling paddock which are both enclosed by a mixture of mature hedge and post and rail fencing. Brick Kiln Barn would equally suit an equestrian family or those who are looking for a home with superb outdoor space in a rural location.

### BASE INFORMATION:

Bedrooms : 4