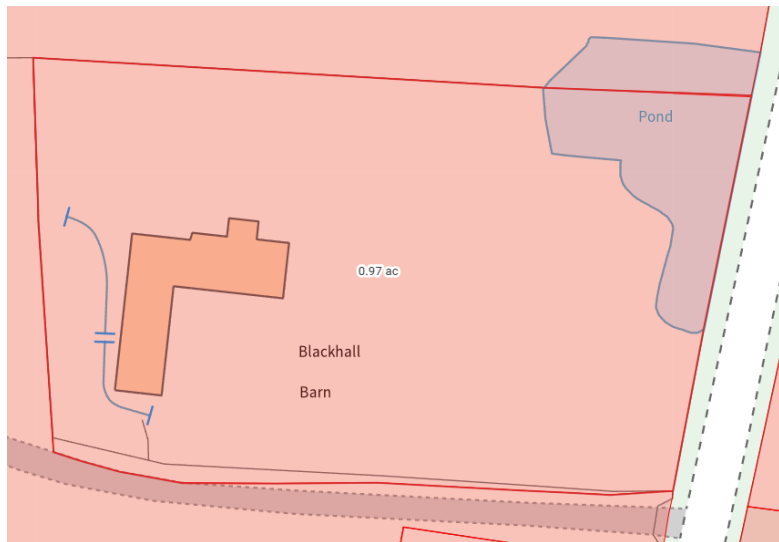




Black Hall Barn
New Road
Fundenhall
NR16 IHG

Guide price : £725,000





- Five bedroom barn conversion
- One bedroom annex
- 0.97 Acre plot
- Field views
- Oil fired central heating
- Large lounge with wood burner
- Kitchen/breakfast room
- Semi rural location
- Offered with no chain

Location

The property can be found in Fundenhall which is part of the parish of Ashwellthorpe & Fundenhall. The nearby villages of Tacolnестon, Bunwell and Carleton Rode are serviced with village shop/post office, well-supported village halls with a variety of child-friendly groups, two social clubs, and well-maintained outdoor recreation areas. The property is idyllically placed being just 4 miles or so from the popular town of Wymondham with a large variety of shops, restaurants, cafés and supermarkets, including Waitrose. Schooling in this area is excellent with both state and private schools in easy reach. Wymondham has three primary and two secondary schools with Wymondham Academy and Wymondham College (state day and boarding) both very well regarded. For the commuter, there is easy access onto the A11, train stations at Wymondham, Attleborough (Norwich to Cambridge line with changes to London Kings Cross), Stansted Airport and Diss (Norwich to London Liverpool Street) whilst the city of Norwich itself is only 11 miles to the north.





Property

A rare opportunity to acquire this unique barn conversion, first brought to market in 1990 and offered for sale for the first time. Set in a highly sought-after semi-rural location, the property boasts breathtaking field views from all aspects. The main barn offers spacious and flexible accommodation, with five generously sized bedrooms spread over three floors. A large, dual-aspect lounge enjoys stunning views over the grounds, while the impressive formal dining room is ideal for entertaining. A second reception room and a well-appointed kitchen/breakfast room complete the main living space. The adjoining part of the building is connected via an entrance hall, leading to a ground-floor bathroom and bedroom, offering the potential for a self-contained annex or guest suite. This charming home retains much of its character, with exposed beams and a wood burner, while the extensive plot and panoramic views over the surrounding farmland further enhance its appeal. A truly one-of-a-kind property, offering both privacy and versatility.

Tenure: Freehold

How to get there [Jump.circulate.maps](https://www.jump.circulate.maps)

Ref:2/19731

EPC: E

Outside

The property is set within 0.97 acres of beautifully maintained land, featuring a natural pond and a large, well-kept lawn, offering an idyllic outdoor space. A long driveway leads to the property, opening up to provide ample parking and access to a detached garage. The combination of expansive grounds and practical amenities makes this property perfect for those seeking both space and tranquillity.


Services

Mains electricity, mains water, septic tank and oil central heating

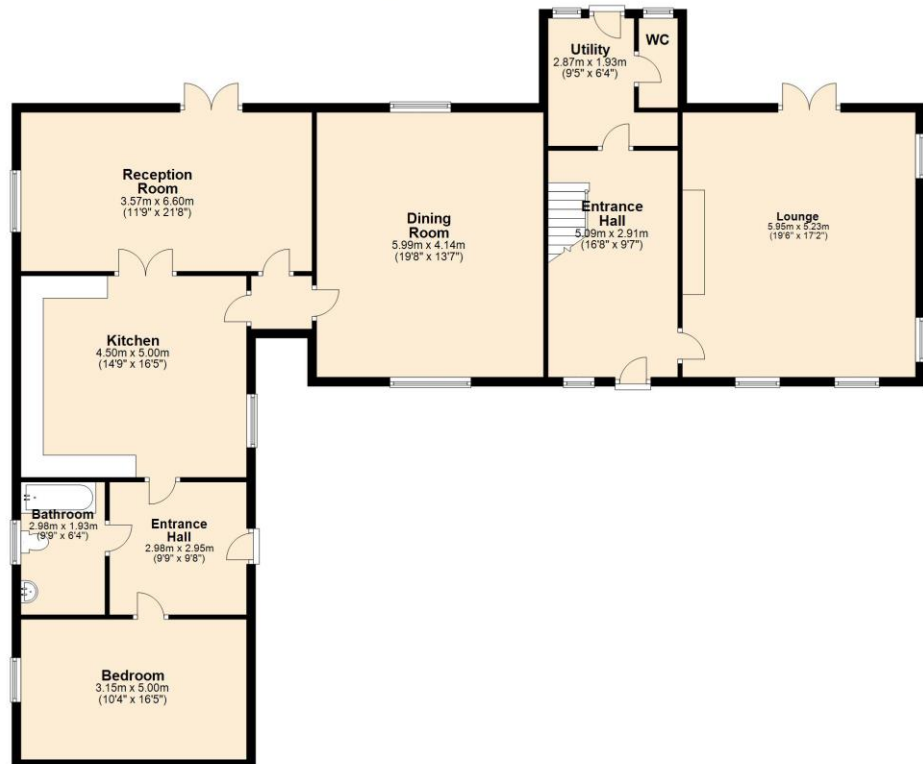
Viewings - By appointment only



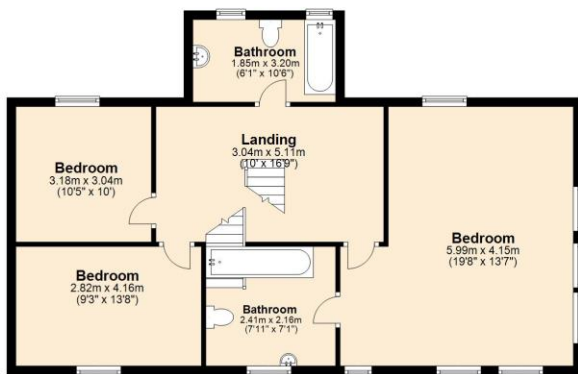
Energy Efficiency Rating

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

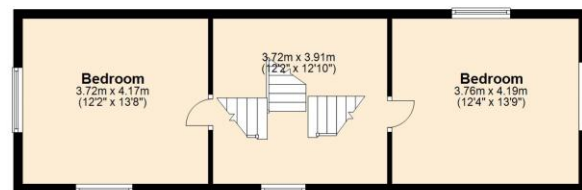
Ground Floor
Approx. 161.1 sq. metres (1734.1 sq. feet)



First Floor
Approx. 77.8 sq. metres (837.8 sq. feet)



Second Floor
Approx. 46.5 sq. metres (500.6 sq. feet)



Total area: approx. 285.5 sq. metres (3072.6 sq. feet)

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