



A SUPERB SINGLE-STOREY CONVERSION

Duleep Singh Barn, Hall Lane, Blo Norton, Diss, Norfolk, IP22 2JD

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ESTABLISHED 1966

Duleep Singh Barn
Hall Lane
Blo Norton
Norfolk IP22 2JD

**A superb single-storey conversion backing onto farmland,
with open-plan living**

Guide: £385,000

**OPEN-PLAN SITTING / DINING / KITCHEN | TWO
BEDROOMS | EN SUITE SHOWER ROOM | BATHROOM |
GARDEN | COVERED STORE | GARDEN**

DULEEP SINGH BARN is a unique single-storey conversion of a farm barn situated in a semi-rural setting on the edge of the Blo Norton Hall Estate. The property is named after the last Maharaja of the Punjab. This well-presented partly open-plan home was converted in 2010/11 and is offered to the open market with well-presented accommodation overlooking open farm land. Part of the adjoining field could be purchased by separate negotiation. Briefly it comprises

LARGE OPEN-PLAN LIVING SPACE 39 x 15 max overall, a fantastic split-level, triple-aspect living space with a vaulted timbered ceiling, exposed beams and pine floorboards. The areas comprise:

SITTING AREA 21 x 15 a double-aspect space with French doors to rear garden, open red brick fireplace on brick hearth with mantelpiece over and fitted wood-burning stove.

KITCHEN/DINING AREA 18 x 15 double aspect, extensively fitted with a range of wall and base kitchen units with ample work surfaces, and inset stainless-steel sink and drainer units, spaces and plumbing for washing machine and dishwasher, inset ceramic hob with extractor over and oven below, step down to sitting area.



SIDE HALL door to garden.

BATHROOM with pine floorboards and suite comprising roll top bath and claw foot bath with mixer and shower attachment over, separate shower unit, tiled splashback and shower screen over, low-level WC, pedestal wash hand basin and heated towel rail.

BEDROOM ONE 15 X 12.10 minimum, a double-aspect vaulted room with exposed beams, built-in wardrobe cupboard, and French doors to garden.

EN SUITE SHOWER ROOM with tiled shower cubicle, pedestal wash hand basin and low-level WC, and heated towel rail.

BEDROOM TWO 12 x 11 overlooking the garden and fields beyond.

OUTSIDE The property is approached initially over a shared driveway to a private entrance with space for the purchaser to create a new parking area which adjoins the garden. To the rear is a further area of lawn, and steps lead down to a covered storage area adjoining the house which may offer the opportunity, subject to planning, of creating additional accommodation.

EXTRA LAND part of the adjoining field taking the total acreage to around 1-acre could be purchased by separate negotiation (classified as agricultural land)

Services; Mains water, electricity and private shared drainage. Oil-fired heating. No phone line is currently connected.

AGENT'S NOTE: 1) The area shaded yellow will be a new driveway for the use of Duleep Singh Barn and the adjoining Virginia Barn. 2) the property does not have building regs and is sold as seen with an indemnity insurance policy.

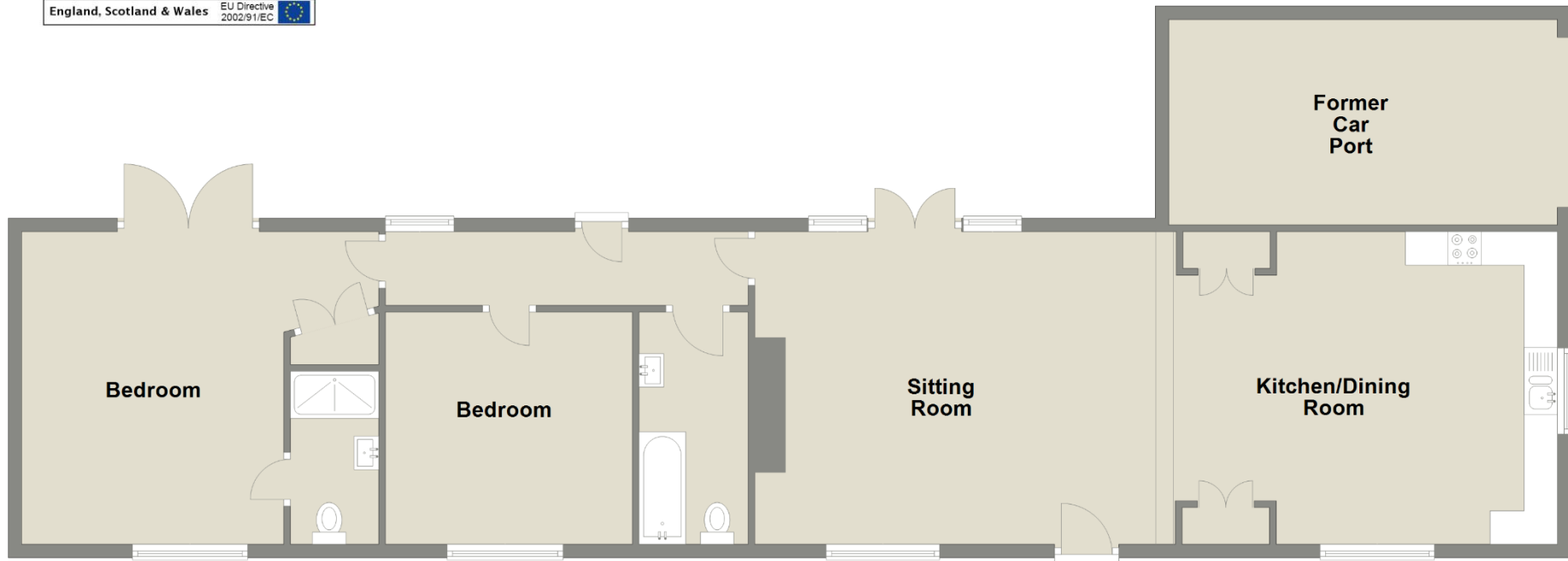
Local Authority: Breckland – Council Tax Band D.

Freehold



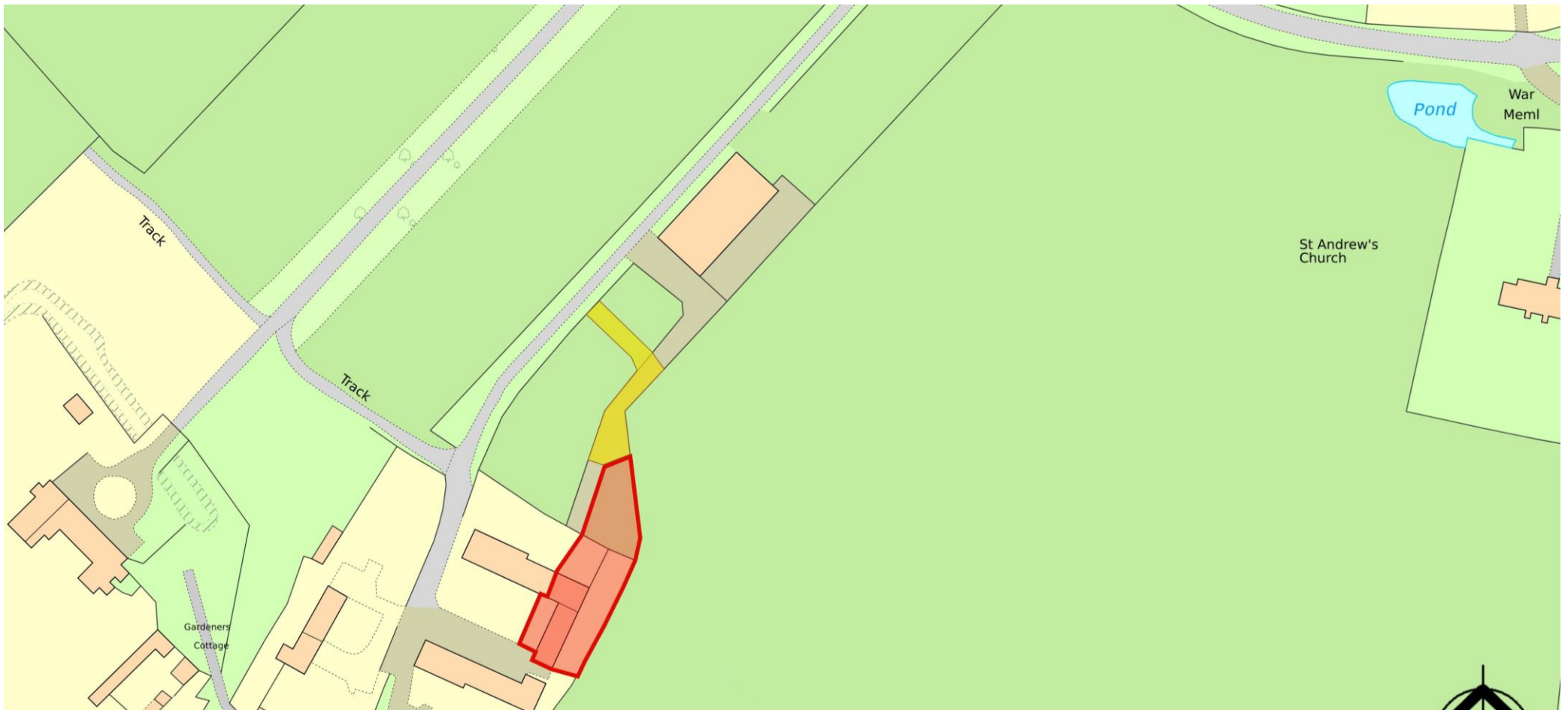
| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Ground Floor
Approx. 106.8 sq. metres (1150.0 sq. feet)



Total area: approx. 106.8 sq. metres (1150.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.





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