



HONING ROAD, DILHAM
£1,200,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





BRICK KILN BARNs, HONING ROAD, DILHAM, NORFOLK NR28 9PR

- A select development of four high quality barn conversions
- High earning well established holiday letting cottages
- Total plot extends to approximately 0.7 acre
- South facing, backing onto open farmland
- Tranquil setting with the Norfolk Broads within easy reach of either beach, river or market town
- Fully furnished, turnkey operation

A unique opportunity to acquire a high quality development of four well appointed barn conversions, already operating as successful holiday lets, in a quiet and private rural setting on the edge of the Norfolk Broads, within easy reach of the North Norfolk coast.

All four barns have been finished to a high standard, with the two most recent conversions having been completed in 2020. Each property is entirely self-contained and benefits from underfloor heating and sealed unit double glazing with quality kitchens and bathrooms/shower rooms throughout. Attention to detail is clear to see with many original features retained, but with the introduction of contemporary finishing touches designed to satisfy even the most discerning holidaymaker.

Unseen from the main road and backing directly onto open fields, peace and quiet are guaranteed but not at the expense of convenience.

Dilham itself offers an attractive riverside picnic spot, ideal for the launching of kayaks/paddleboards or even for a spot of fishing. A friendly pub is within walking distance.

The full range of amenities are on hand, with the market towns of Stalham and North Walsham both only five miles away. The Capital of the Broads, Wroxham, is only six miles away with boat hire, trip boats and endless options for shopping and eating out.

Each barn has a private parking area and a dedicated enclosed garden, but this sale also includes an additional garden plot extending to approximately 0.4 acres and currently used as a recreational facility shared by the four barns with a storage shed and garage on site. It wouldn't be difficult to imagine a boutique caravan or campsite here, or even a small number of shepherd huts on site, subject to the necessary planning permission.

An impressive number of bookings are already in place for 2022, and these properties are being offered as a fully furnished turnkey operation, with the owners prepared to discuss including their own booking website.

This impressive complex of barns, set in a tranquil corner of the Norfolk countryside, and run as a well established holiday letting business, really needs to be seen to be fully appreciated.

Viewing by appointment only.



ACCOMMODATION

WHEELWRIGHTS

One of the two barns renovated in 2019/2020. Finished to a very high standard throughout with modern styling and a contemporary open plan layout which includes a mezzanine sitting room that could also serve as a second bedroom.

Living Room: 18'3" x 12'10" (20'1" max)

L-shaped living space, dual aspect with two sets of French doors leading out onto the south facing patio with far reaching open views.

The fully fitted high gloss kitchen includes built in oven, hob and extractor fan, plumbing for dishwasher, sink unit and drainer and space for a fridge/freezer.

Wooden staircase leading to:

Mezzanine Sitting Room: 13'7" x 11'3"

Velux window plus feature window looking out over open farmland. Down lighting and access to eaves.

Bedroom: 13'2" x 10'9"

Oak latch door, picture window to side aspect. Sliding oak door to:

En-Suite Shower Room

Double shower enclosure with twin headed shower. Double vanity wash basin, low level w/c, extractor, heated towel rail, down lighters.

OUTSIDE

The private lawned garden with south facing patio and impressive far reaching views. Outside power, lighting, water and hot tub.



THE LONG BARN

The largest of the four barns also renovated during 2019/2020. Generous family friendly accommodation which consists of:

Entrance Hall

Open Plan Living Room: 18'6" x 17'3" (25'9" max)

Spacious and airy living space with high vaulted ceilings with Velux window and down lighting. Dual aspect with picture windows to front and rear and French doors leading out into the private garden.

The beautifully finished kitchen offers an extensive range of wall and floor mounted units with 1½ sink unit and drainer with built in double oven with hob and extractor hood. Plumbing for dishwasher.

Bathroom

Panelled bath with twin headed shower and screen, vanity wash basin, low level w/c, high ceiling with Velux window and down lighters. Heated towel rail.

Master Bedroom: 12'11" x 9'9" (14'10" max)

Vaulted ceiling, picture window, built in double wardrobe.

En-Suite Shower Room

Double shower enclosure, twin vanity wash basins, low level w/c, extractor fan, down lighters, heated towel rail.

Bedroom 2: 12'6" x 8'10" (11'0" max)

Picture window to rear, high vaulted ceiling, Velux window, down lighters, triple built in wardrobe.

Bedroom 3: 11'9" x 8'6"

Picture window to rear, high vaulted ceiling, built in double wardrobe.

OUTSIDE

Enclosed lawned garden with gravelled seating area.





NO 1 BARN

Converted in 2014 and originally a brick making barn sat beside the old brick kiln, which is still on site.

Entrance Hall

Tiled floor

Open Plan Living Room: 20'1" x 13'3"

Dual aspect with picture window looking out over the garden and glazed French doors to the side.

High vaulted ceiling with down lighters. Fully fitted kitchen with sink unit and drainer, built in oven, hob and extractor hood. Plumbing for dishwasher. Tiled floor, Velux window.

Bedroom 1: 13'2" x 9'9"

Tiled floor, high ceiling with Velux window. Window looking out over the private garden.

Shower Room

Double shower enclosure, vanity wash basin, low level w/c. High ceiling with Velux window and extractor fan. Heated towel rail, tiled floor.

Bedroom 2: 11'0" x 10'0"

Window to rear, tiled floor, high ceiling.

OUTSIDE

Fenced garden laid to lawn with patio, external power and lighting and a hot tub.





NO 2 BARN

The mirror image of No 1 also offering underfloor heating, open views, a private garden and a hot tub.

Entrance Hall

Tiled floor.

Open Plan Living Room: 20'0" x 13'3"

Dual aspect with glazed French doors looking out over open farmland. Picture window looking out over the private and fields beyond.

Tiled floor, vaulted ceiling with down lighters, fully fitted kitchen with sink unit and drainer. Built in oven, hob and extractor hood, plumbing for dishwasher.

Bedroom 1: 13'4" x 9'7"

Window looking out over the garden, Velux window. High ceiling, tiled floor.

Shower Room

Double shower enclosure, vanity wash basin, low level w/c, tiled floor, high ceiling with Velux window and extractor fan. Heated towel rail.

Bedroom 2: 11'0" x 9'11"

Window to rear, tiled floor, high ceiling.

OUTSIDE

South west facing garden laid to lawn with patio area, outside power and light plus hot tub.





The barns are well set back from the road, accessed via a private roadway.

Each barn has ample private parking and all four properties have access to a shared laundry room with plumbing for washing machine and space for a tumble dryer.

Also included is a generous additional garden plot currently used as a shared recreational facility, extending to approximately 0.4 acres, laid to lawn with timber garage and storage shed, benefitting from a southerly aspect and far reaching views.

ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Holiday accommodation

Services: Mains water and electricity, treatment plant drainage system.

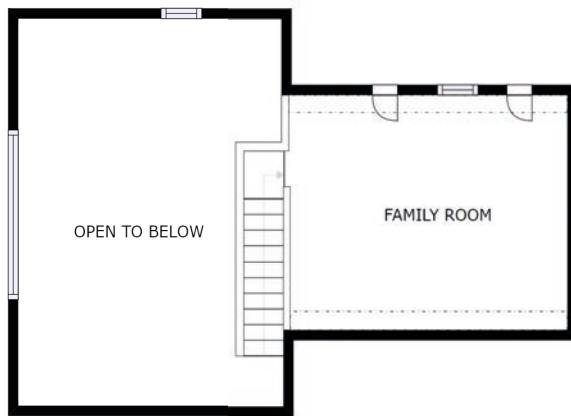
Holiday letting: Information regarding the income generated by the holiday lets is available on request.

Contents: All contents are available by separate negotiation.

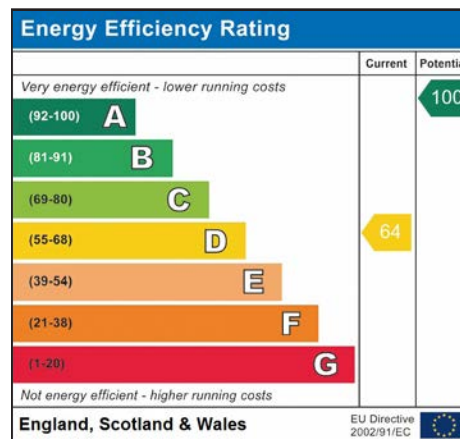
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

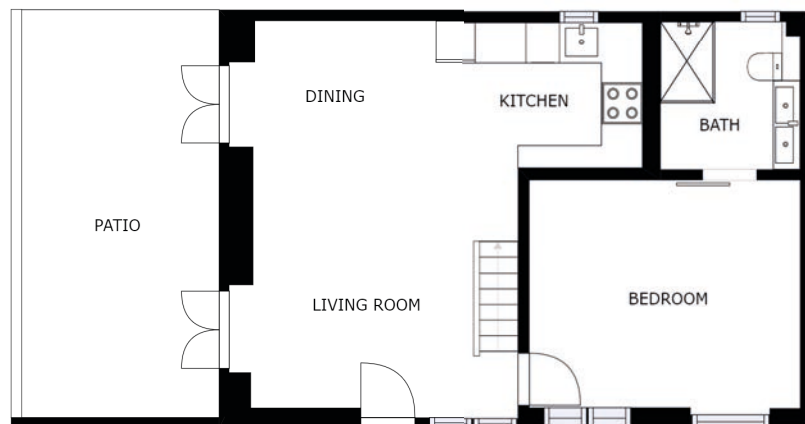


FLOOR 2



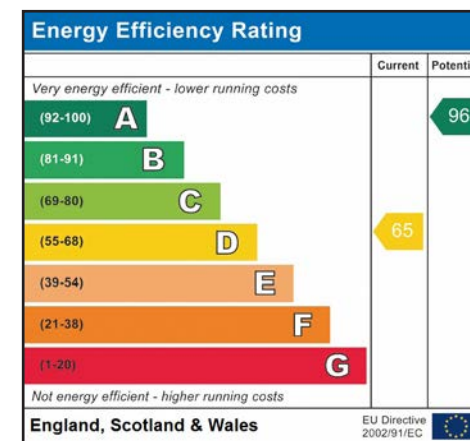
WHEELWRIGHTS BARN

PLANS NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

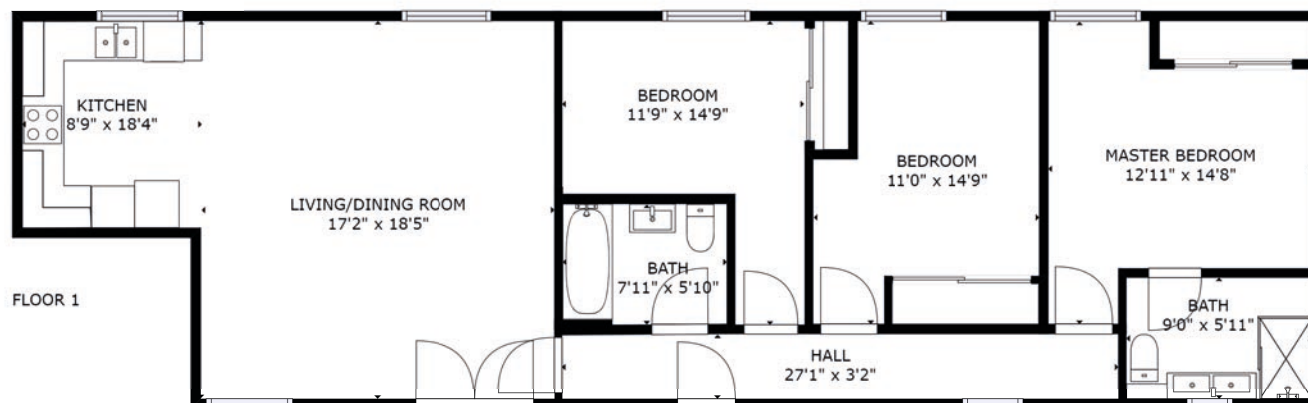


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1083 sq. ft
TOTAL: 1083 sq. ft

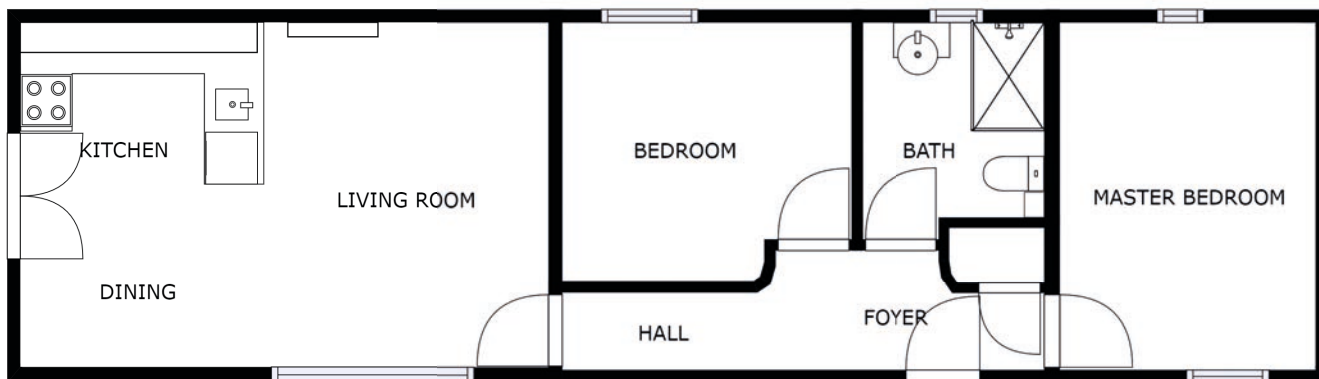


THE LONG BARN



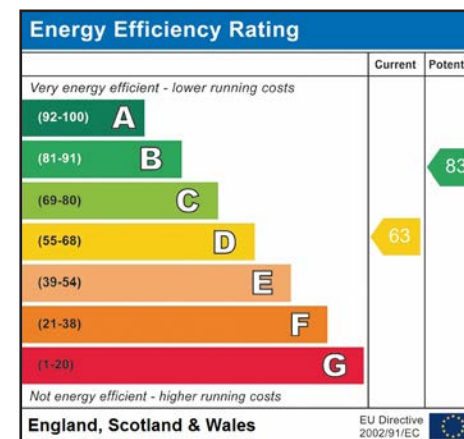
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 526 sq. ft, FLOOR 2: 157 sq. ft
EXCLUDED AREAS: , REDUCED HEADROOM BELOW
1.5M: 24 sq. ft TOTAL: 683 sq. ft

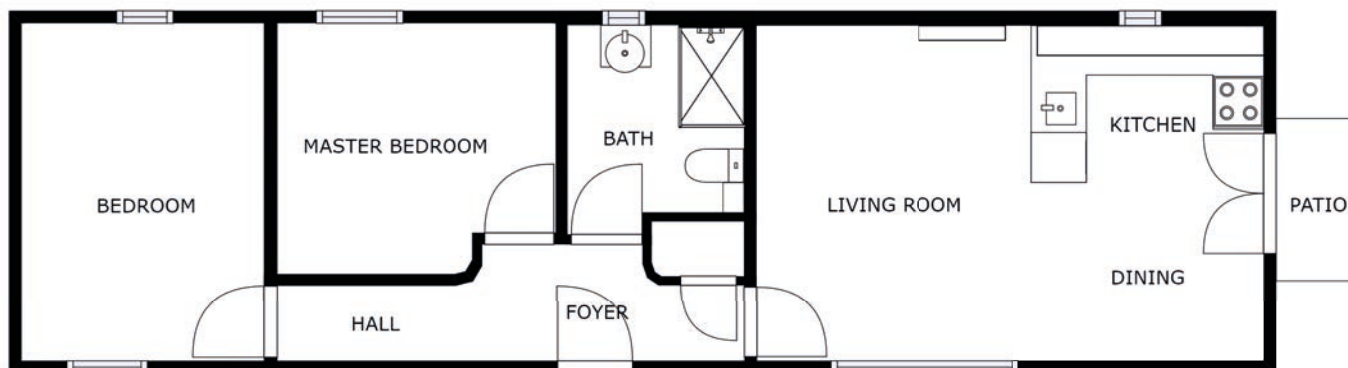


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 649 sq. ft
TOTAL: 649 sq. ft

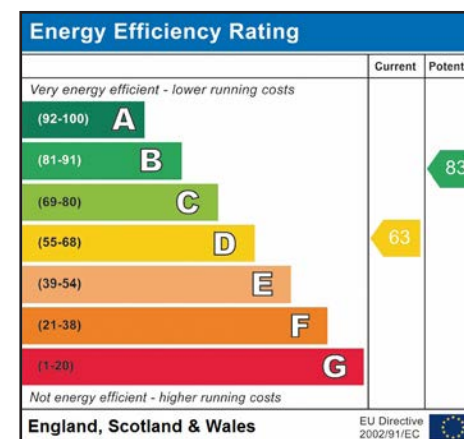


BARN 1



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 649 sq. ft
TOTAL: 649 sq. ft



BARN 2

PLANS NOT TO SCALE
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