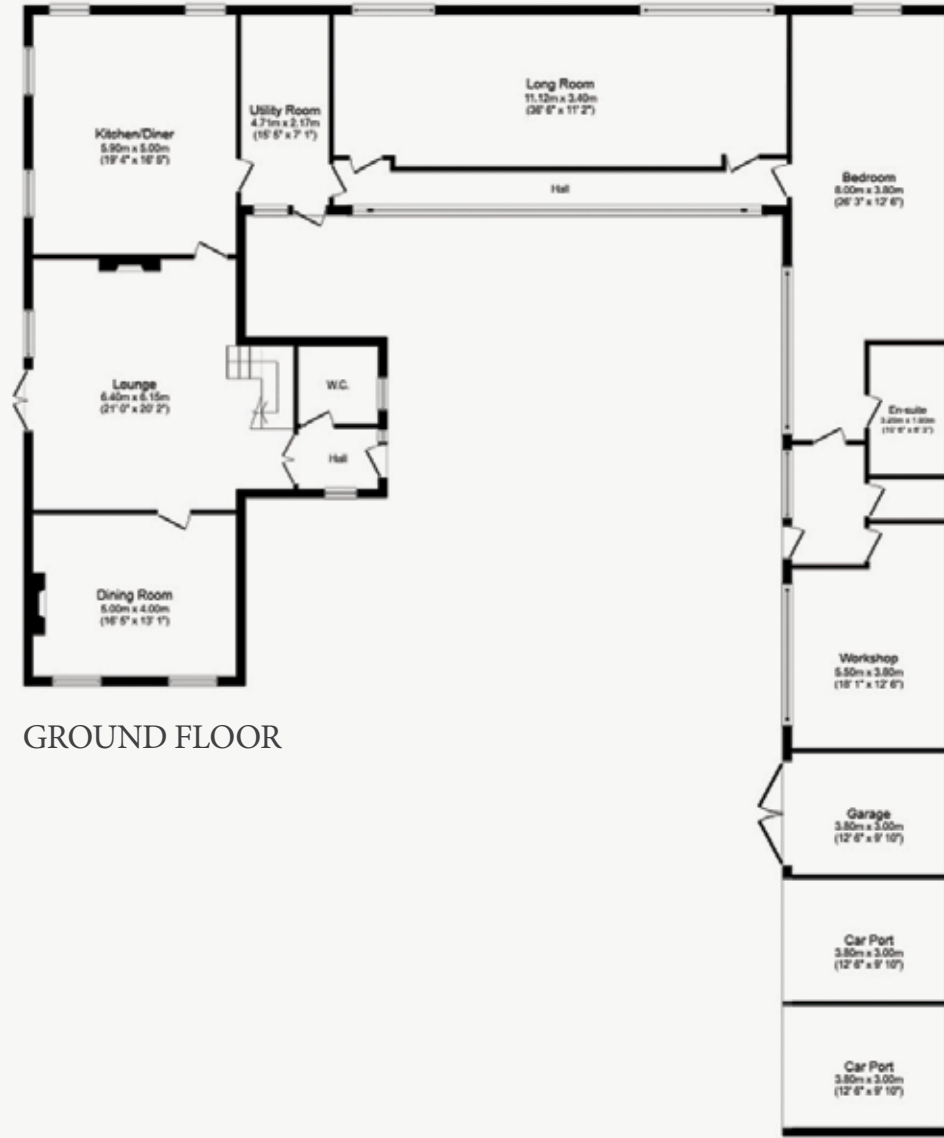




## LOCATION

Hurricane Farm Barn is situated in the quiet hamlet of Lower Bodham, an attractive rural location with rolling open countryside, mixed woodland and the picturesque fishing lake, Selbrigg Pond, nearby. There is a footpath leading southwards to Hempstead and Baconsthorpe and another leading northwards through Bodham Common and Hundred Acre Wood around High Kelling to Kelling Heath. Here, the headwaters of the river Glaven run through undulating arable and wooded countryside in a tranquil backwater that is only a short drive from Holt.

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property; originally founded in 1515 it provides pre-prep, prep and senior schools. The North Norfolk Coast is also very close with superb walking, golfing, sailing and bird watching activities whilst the cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation 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.

## DIRECTIONS:

### Hurricane Farm Barn, Lower Bodham

Leave Holt on the A148 towards High Kelling and Sheringham. On entering High Kelling turn right on to Selbrigg Road, signposted Lower Bodham. Follow the road for just under a mile. The entrance to the property will be found on the right-hand side marked by our 'For Sale' board.

## GENERAL REMARKS AND STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Viewing strictly by appointment  
only through the selling agent:



1a Market Place, Holt NR25 6BE  
01263 711167 | [holt@brown-co.com](mailto:holt@brown-co.com)

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# HURRICANE FARM BARN | LOWER BODHAM

A beautiful detached barn conversion in glorious landscaped grounds of around 1.2 acres





# DESCRIPTION

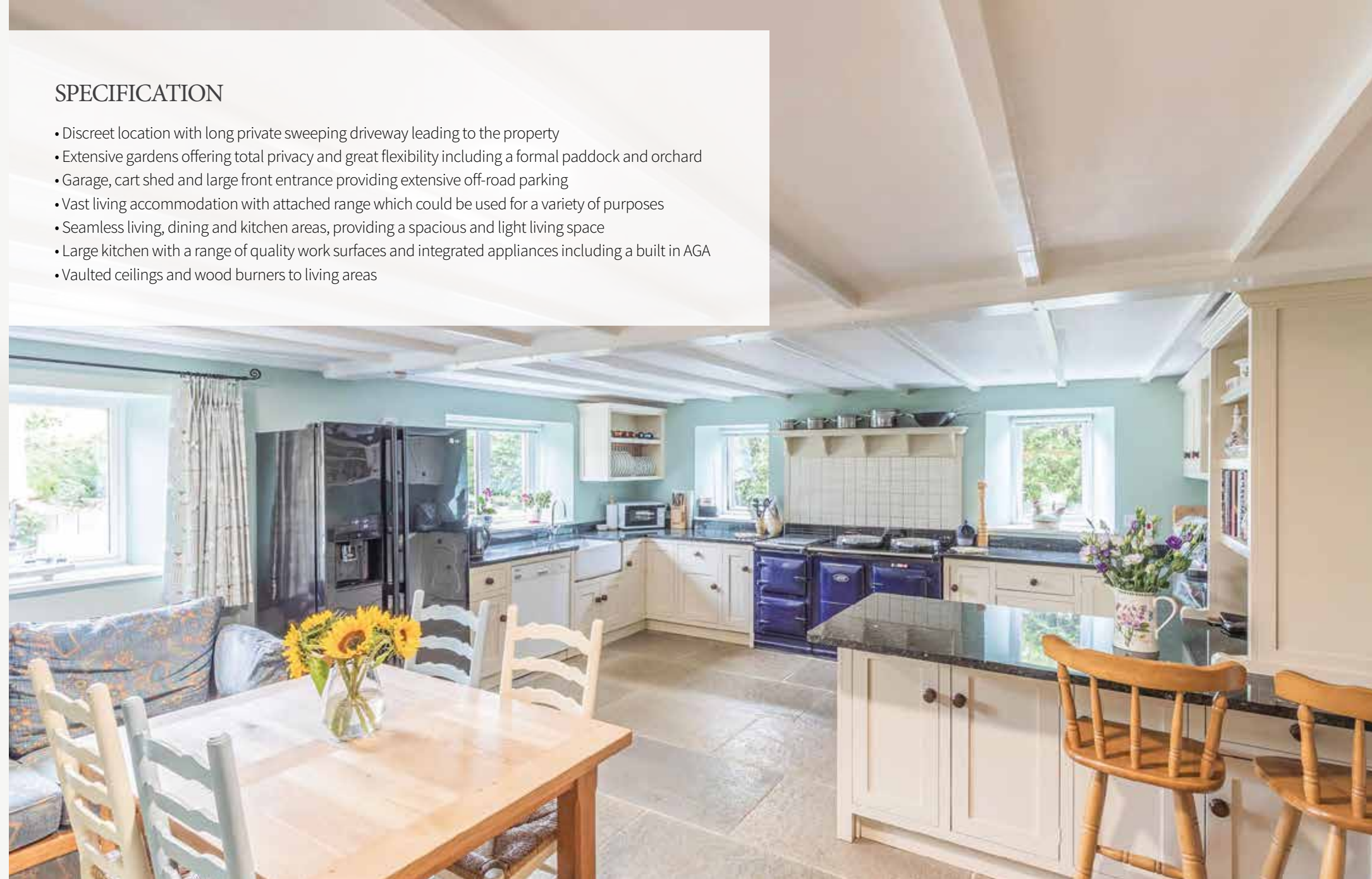
A beautiful detached barn conversion refurbished throughout to a high standard, this fine family residence boasts versatile accommodation arranged over two floors. The house sits in glorious landscaped grounds of around 1.2 acres (s.t.s) which are accessed via a long sweeping driveway.

This unique two storey barn conversion with an attached single storey range is both elegant and design-focused with light-filled living spaces. The delightful landscaped grounds complement the property and provide a haven of tranquillity with many varied bird species frequently visiting. The accommodation on offer is very flexible and adaptable for many uses.



# SPECIFICATION

- Discreet location with long private sweeping driveway leading to the property
- Extensive gardens offering total privacy and great flexibility including a formal paddock and orchard
- Garage, cart shed and large front entrance providing extensive off-road parking
- Vast living accommodation with attached range which could be used for a variety of purposes
- Seamless living, dining and kitchen areas, providing a spacious and light living space
- Large kitchen with a range of quality work surfaces and integrated appliances including a built in AGA
- Vaulted ceilings and wood burners to living areas



- Very large ground floor games room designed to be easily split into two additional bedrooms with Jack and Jill bathroom if desired or use as gym/workshop
- First floor offering panoramic views of private landscaped gardens
- Additional first floor living room with views over the garden grounds
- Flexible 4 /6 bedroom property including a master suite boasting an en-suite shower room
- Large ground floor bedroom with own entrance and en-suite, ideal for use as a Granny flat or similar

