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Wayside  
Pinkney Lane  
Hunworth



A SPACIOUS DETACHED HOME IN A WONDERFUL SETTING WITH OPEN COUNTRYSIDE VIEWS



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## Wayside, Pinkney Lane, Hunworth, NR24 2EU

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### KITCHEN

With door and French doors form the driveway, this open plan kitchen/dining area is well-fitted with a bespoke oak kitchen having marble work surfaces over and a matching central island with integrated circular breakfast table. There is space for a range-style cooker with hood over and inset Butler sink unit. The kitchen opens to a dining area where stairs lead to the first floor and a door leads to an inner lobby, which continues to a fantastic family room.

### FAMILY ROOM

A wonderful family room with windows to two aspects and patio doors lead out to the south-facing sun terrace. There is a feature wall and a contemporary wood burning stove on raised hearth with storage under. Attractive wooden floors continue from the dining area to this family room.

### INNER LOBBY

Fitted storage, doors to two bedrooms and door to bathroom.

### BATHROOM

A contemporary, stylish bathroom with bath having mixer taps and shower over. Wall-mounted wash hand basin, low level WC and fitted storage. Attractive tiling and contemporary towel rail/radiator.

### PRINCIPAL BEDROOM

With window overlooking the front garden, fitted wardrobe.











## EN-SUITE

Once again with contemporary suite comprising shower with both overhead and handheld shower attachment, wall-mounted wash hand basin, low level WC, chrome towel rail/radiator. Attractive tiling.



## BEDROOM TWO

Window to the southern aspect overlooking the garden. Fitted wardrobe.

## FIRST FLOOR

With attractive wooden staircase having glass balustrade from the dining area, this open plan room features a wonderful bedroom to





one end with fitted storage, skylights and door opening into a bathroom.

## BATHROOM

With bath, WC and hand wash basin. Attractive tiling.

## SITTING ROOM

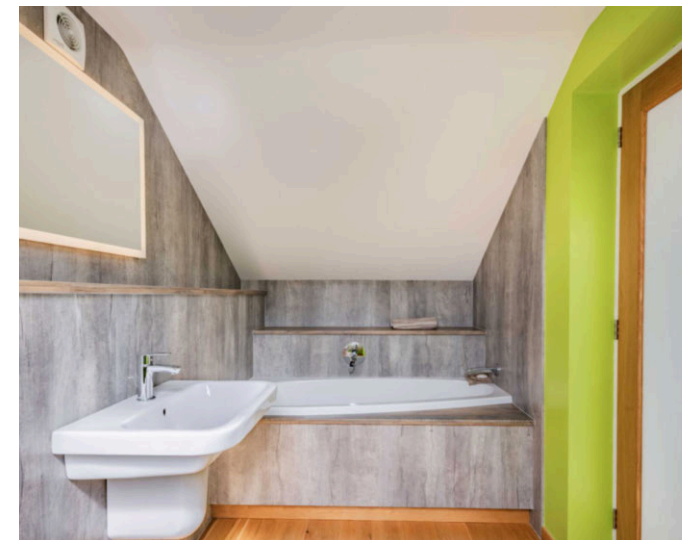
At the other end of the first floor, there is a sitting room which has glazed wall with doorway opening onto a balcony which offers sensational far-reaching views of the neighbouring countryside.

## EXTERNAL

The property is approached from Pinkney Lane through wide double gates onto a gravelled driveway which provides plenty of parking and leads to the outbuilding. This significant outbuilding is approximately 1100sqft currently used as garaging and workshop space. The outbuilding could lend itself to many other purposes and could easily be converted into a two storey annexe, subject to any necessary planning consents. There are lawned gardens to the front of the property with a number of specimen trees, with a main garden to the rear, southern-aspect, featuring a wide sun terrace adjoining the property with raised flower beds and steps up to the main area of lawn which is partially enclosed by brick walling, also within the garden is a large timber building.

Additionally from the sun terrace, a door opens into an external utility/laundry room, which also houses the boiler.

This most individual of properties is situated in a stunning setting within a popular area and really must be viewed to fully appreciate the lifestyle offered by such a property.

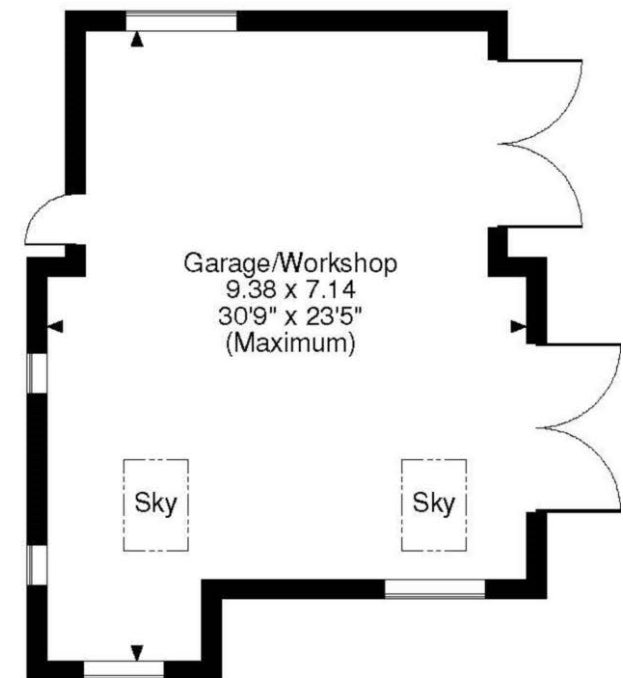
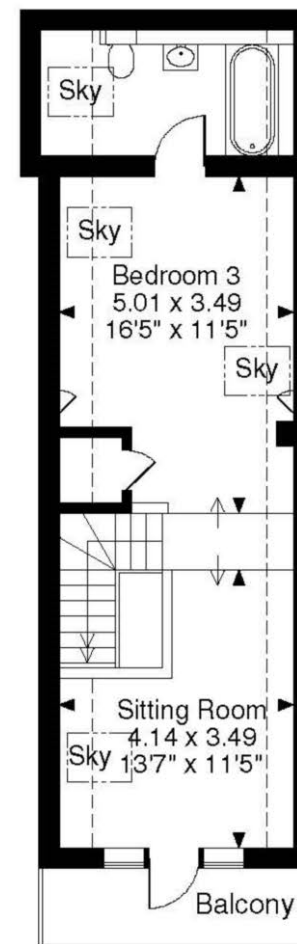
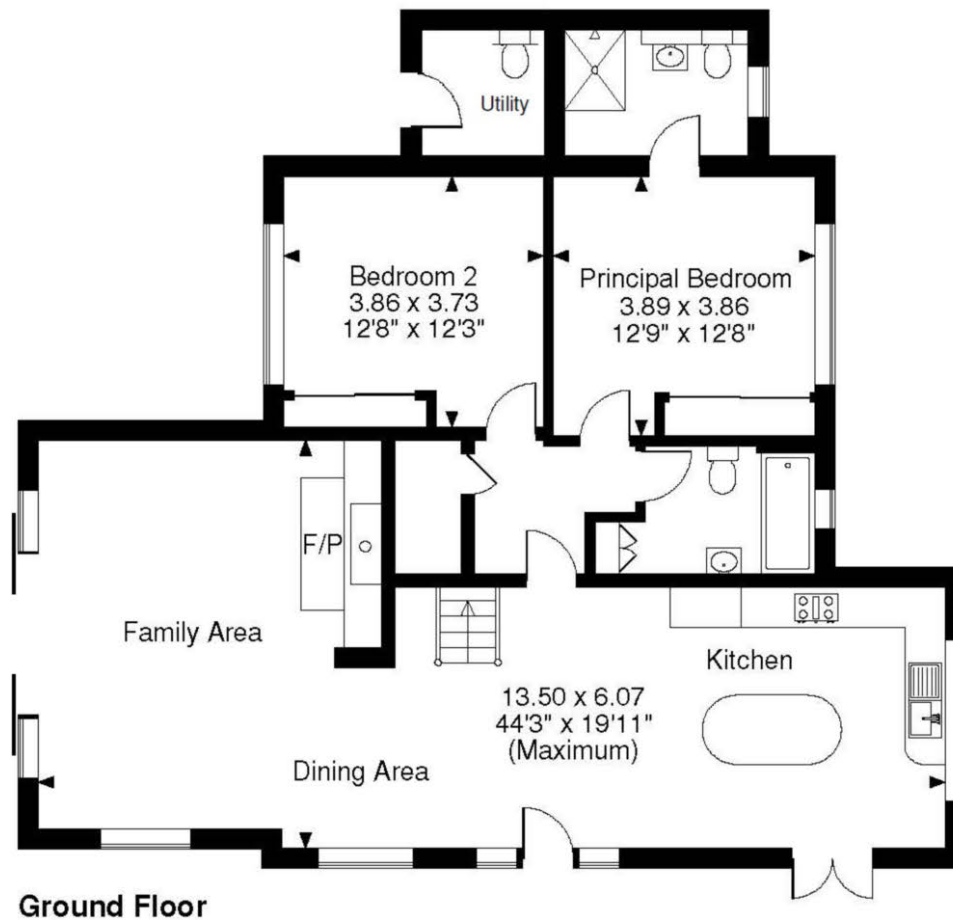




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# Wayside, Pinkney Lane Hunworth, Melton Constable, Norfolk



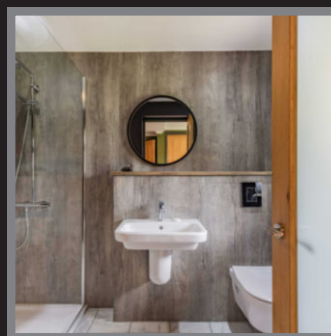
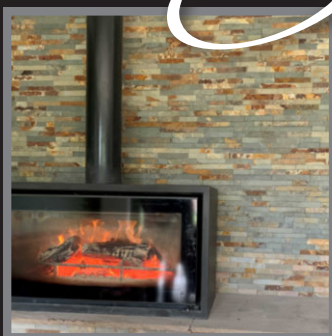
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The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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This individual home offers three bedroomed accommodation within the picturesque North-Norfolk village of Hunworth. Having no near neighbours, the property enjoys private gardens which extend in total to 1/3 of an acre (STMS). The open plan living accommodation includes a wealth fitted kitchen/dining area which then opens into a family room. Additionally on the ground floor, there are two bedrooms, one of which is en-suite, and a bathroom, while on the first floor, there is a further en-suite bedroom which is open to a delightful sitting room having balcony from where there are stunning views over the neighbouring countryside. Externally, the property enjoys well-designed and maintained gardens which includes a south-facing terrace and areas of sweeping lawn. Within these gardens, there is an outbuilding currently used for garaging/workshop, this building could lend itself to a variety of other uses (stpp).

Viewing by appointment with our  
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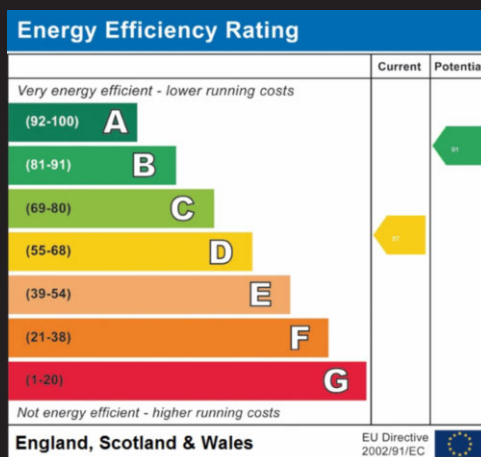
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