

# HARDIMANS



**Holly Barn Market Lane**  
Blundeston, Lowestoft, NR32 5AN  
**Asking Price £520,000**





# Holly Barn Market Lane, Blundeston, Lowestoft, Suffolk, NR32 5AN

Superb barn conversion providing oodles of charm and character located in the highly desirable village of Blundeston, with its historic dickensian links. From the moment you walk into the spacious hallway with its vaulted ceiling, you get a taste of whats to come. Every room has an abundance of beams, some of which are old ships timbers. The lounge, in particular, has a large inglenook fireplace with Bressumer beam and that all important log burner for those cosy winter evenings. The large kitchen/family room forms the heart of the home with its generous size and double aspect windows. Continuing upstairs, you will find 4 double bedrooms with potential to create an en suite from the study room. The attic is huge and provides so much more potential to create further living space and already has the benefit of a pine boarded floor.

Holly Barn is situated on a good size plot with a sweeping drive and offers so much potential to create that dream home you have always wished for.

## COVERED ENTRANCE PORCH

13'9" x 4'11" (4.20 x 1.51)

entrance door to:-

## GOOD SIZE ENTRANCE HALL

15'4" x 11'7" (4.69 x 3.55)

tiled floor, stairs to first floor, recessed storage area under, exposed timbers and a feature vaulted ceiling.

## SPLENDID LOUNGE

23'8" x 17'1" (7.23 x 5.21)

large Inglenook fireplace with log burner, Bressumer beam feature beamed walls and ceiling, hardwood flooring, radiator, side window and patio doors to garden.

## LOVELY SIZE KITCHEN/DINER/FAMILYROOM

23'8" x 16'9" (7.23 x 5.11)

fitted in a range of antique pine fronted units, tiled worktops, double ceramic sink unit, 4 burner electric hob, double oven, integrated dishwasher and refrigerator with front decor panels, tiled floor, feature exposed beamed walls and ceiling, double radiator, 3 windows.

## UTILITY ROOM

8'7" x 5'7" (2.62 x 1.71)

Butlers sink, plumbing for automatic washing machine, thermo icon boiler fired boiler heating domestic hot water and radiator heating system, tiled floor, beamed ceiling.

## REAR LOBBY

tiled floor, built-in cloaks cupboard, split stable door to rear porch and rear garden, double radiator, beamed ceiling.

## REAR PORCH

4'5" x 3'3" (1.35 x 1.00)

with further glazed door to garden.

## SHOWER ROOM

11'3" x 4'5" (3.43 x 1.37)

shower cubicle with thermostatic shower unit. low level wc, washbasin, tiled floor, beamed ceiling, radiator.

## STAIRS TO FIRST FLOOR AND GALLERIED LANDING

with vaulted ceiling, wealth of exposed timbers, double glazed window, stairs to second floor.

## BEDROOM 1

17'0" x 11'8" (5.19 x 3.56)

double glazed window with views over village pond, radiator, ceiling beams.







#### **BEDROOM 2**

14'8" x 11'9" (4.48 x 3.59)

plus full range of fitted wardrobe cupboards comprising 3 double and single units, double glazed window, radiator, beamed ceiling.

#### **BEDROOM 3**

16'7" max x 11'7" (5.06 max x 3.54)

double glazed window, radiator, beamed ceiling.

#### **STUDY**

8'3" x 5'8" (2.52 x 1.73)

double glazed window, beamed ceiling. Note: This room could provide an additional en suite to bedroom 3 if so required.

#### **FAMILY BATHROOM**

10'5" x 8'4" (3.19 x 2.55)

bath, hot and cold shower mixer, low level wc, bidet, vanity washbasin, tiled walls, beamed ceilings, 2 double glazed windows, double radiator.

#### **BEDROOM 4**

17'1" x 11'8" (5.23 x 3.58)

double glazed window with views over the village pond, radiator, beamed ceiling.

#### **STAIRS TO SUPERB ATTIC SPACE**

50'5" x 15'7" (15.37 x 4.77)

fully boarded out with pine floor and ceiling boards. Note: The attic provides fantastic opportunity to convert and provide additional living accommodation.

#### **OUTSIDE**

To the front, large gardens laid to lawn, sweeping driveway leading to the side of the property. There are gravelled patio areas, 2 further patio areas to either side of the main entrance. To the rear, further good size and private rear gardens laid mainly to lawn enclosed by established hedgerows with fruit trees. Adjoining the property is a large lean to-store. In addition, the property has a further attractive covered area with power and light. Side gate providing pedestrian access.

#### **STORE**

15'1" x 9'8" (4.62 x 2.95)

with power and light, double doors, concealed 225 litre pvc oil storage tank.

#### **COUNCIL TAX BAND**

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Floor Plan



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

