



**WOODLAND SETTING NEXT TO THE VILLAGE CHURCH**

Hall Barn, Church Lane, Great Hockham, Norfolk, IP24 1FR

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**Bedfords**

ESTABLISHED 1966



**Hall Barn  
Church Lane  
Great Hockham  
Norfolk IP24 1FR**

**Unique conversion in a peaceful edge-of-woodland setting, yet only a short stroll from the village centre.**

**Guide: £665,000 *freehold***

**RECEPTION HALL | VAULTED OPEN-PLAN FIRST FLOOR  
KITCHEN/DINING/SITTING ROOM | GARDEN ROOM | ATRIUM  
| FOUR BEDROOMS | THREE BATHROOMS | UTILITY |  
STUDY/BEDROOM FIVE | SHOWER ROOM | GARDEN**

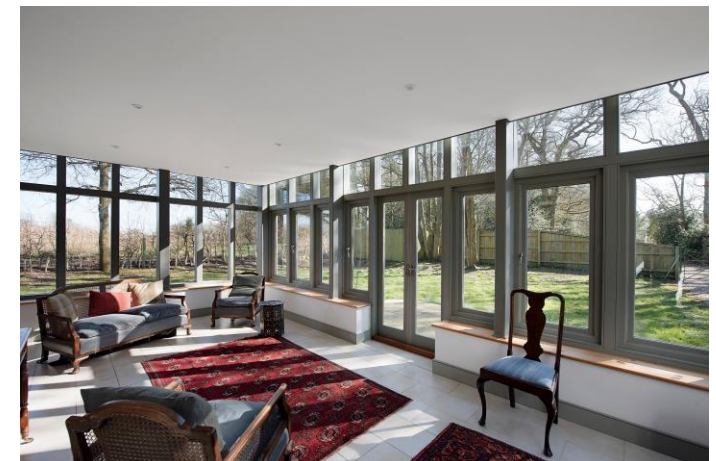
A substantial conversion of an agricultural barn formerly part of The Great Hockham Estate, set within a private woodland setting of nearly three quarters of an acre, next to the church, and away from near neighbours. The clever conversion offers unique two-storey accommodation with ground-floor bedrooms, and open-plan first-floor living space, all generously proportioned, with underfloor heating throughout. The vaulted first-floor also provides a fantastic wood and farmland outlook, a most unique feature. Briefly, the accommodation comprises:

**RECEPTION HALL** 24'2" x 17'1" A fantastic double-aspect, double-height galleried reception space with boiler cupboard housing, and central industrial style steel staircase to

**FIRST-FLOOR**

**OPEN-PLAN LIVING ROOM** 53'8" x 17'2" widening to 24'3" max overall, an impressive vaulted space providing a superb outlook over the gardens, surrounding wood and meadowland. This fantastic space provides sitting, dining and kitchen areas, and features reclaimed pine floorboards throughout. The **KITCHEN/DINING AREA** 18'5" x 20'4" has a range of fitted wall and base kitchen units with oak work surface, inset with double stainless-steel sink, five-burner Calor gas hob, built-in oven and grill, dishwasher, fridge and freezer, and door through to a separate **UTILITY ROOM** 12'7" x 5'6" with an extensive range of fitted wall and base units with work surface, double bowl sink unit, space and plumbing for washing machine, and separate dryer.

**ATRIUM** 23'3" x 12' an impressive vaulted triple-aspect room with glazed apex window and roof light, exposed timber boarding, and a superb woodland outlook towards the church.





**STUDY/BEDROOM FIVE** 17'8" x 6'10" with pine floorboards and French doors to the atrium.

**WC/SHOWER ROOM** with corner shower cubicle, low-level WC pedestal wash hand basin, and heated towel rail.

### GROUND-FLOOR

**MASTER SUITE** approached via an open lobby with built-in wardrobe cupboards it comprises **BEDROOM** 14'8" X 11'6" with French doors through to **GARDEN ROOM** 23'3" x 11'8" triple-aspect room with French doors to terrace and garden. **BATHROOM** with panelled bath, separate shower unit, shower screen and tiled splashback over, pedestal wash hand basin, low-level WC, and heated towel rail.

**BEDROOM TWO** 17'7" x 8'7" with built-in wardrobe cupboard.

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

**BEDROOM THREE** 14' x 9'1" minimum, including built-in wardrobe.

**EN SUITE BATHROOM** with panelled bath with separate shower unit, shower screen and tiled splashback over, pedestal wash hand basin, low-level WC, and heated towel rail.

**BEDROOM FOUR** 17'7" x 9' including built-in wardrobe.

### OUTSIDE

The grounds extend to almost 0.67 acre, laid mainly to grass, with ample parking and turning space, all enclosed by mature hedges/close boarded fencing, with a variety of specimen trees.

**SERVICES** Mains electricity, private drainage and a privately metered mains water supply. Oil-fired heating. No phone line connected.

**AGENTS NOTE-** as shown on the site plan there is a right of way (coloured blue) over part of the drive.

**FREEHOLD** – Council Tax – Breckland - Band G

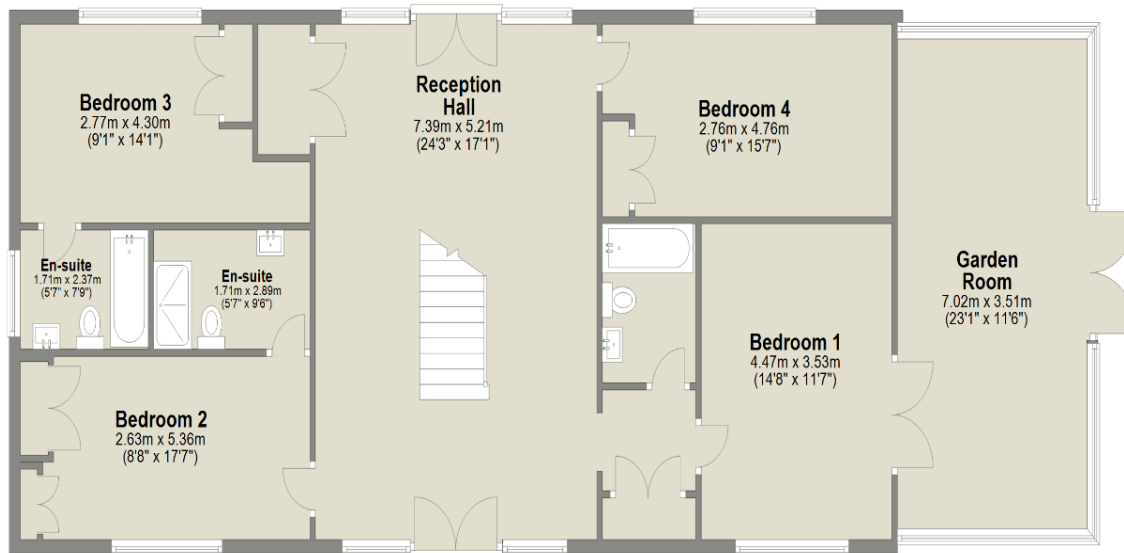
**EPC** – energy rating C





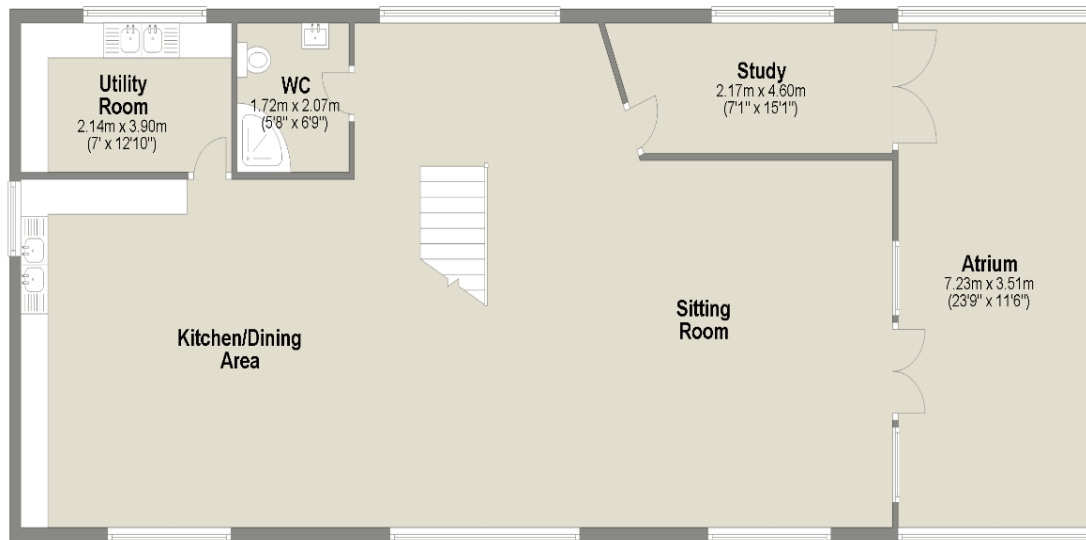
## Ground Floor

Approx. 144.2 sq. metres (1551.8 sq. feet)



## First Floor

Approx. 141.9 sq. metres (1527.5 sq. feet)



Total area: approx. 286.1 sq. metres (3079.3 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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