



The Hay Shed Malhouse Farm Barns, Long Lane, West Beckham, ~~Sharpham~~ Norfolk NR25 6AN

- FURNISHED or UNFURNISHED
- 3 Double Bedrooms Each With An En Suite
- Fully Fitted Kitchen
- Courtyard
- Oil Central Heating
- Superb Barn Conversion
- Large Sitting Room
- Sun Room / Dining Room
- Ample Off Road Parking
- Double Glazing

The Hay Shed Malthouse Farm Barns, West Beckham, Sheringham NR25 6AN

Nestled in the charming village of West Beckham, near the picturesque coastal town of Sheringham in North Norfolk, this attached barn conversion, available FURNISHED or UNFURNISHED, offers an attractive blend of rustic charm and modern living. With 3 well-appointed DOUBLE BEDROOMS, each with ensembles and 2 SPACIOUS RECEPTION ROOMS the property provides ample space for relaxation and entertaining. The character of the barn has been preserved, showcasing original features that add to its appeal.

The property boasts 3 ensuite bathrooms, ensuring convenience and privacy for all occupants.

The surrounding area is rich in natural beauty, with the stunning Norfolk coastline just a short drive away, offering opportunities for coastal walks and seaside activities.



Council Tax Band: E



There is a small private courtyard along with a larger paved and enclosed courtyard and an area of shared lawned garden. There is ample off road parking. Heating is provided by way of an oil fired boiler and there is full double glazing.

The village of West Beckham enjoys a semi-rural location whilst the coastal towns of Sheringham and Cromer are just a short drive away. The Georgian market town of Holt and Gresham's Independent School are just five miles to the west. At the centre of the village is the Church whilst just down the road is The Wheatsheaf, a traditional public house. Sheringham, Cromer and Holt each offer a comprehensive range of amenities including shops, restaurants, schools for all ages and regular public transport with a train service to Norwich with onward connections to London Liverpool Street. The area is renowned for its superb sandy beaches and delightful coastal walks.

EPC Rating C. Council Tax Band E.

Kitchen / Breakfast Room

15'7" x 14'2"

A comprehensive range of base and wall units and ample work surfaces. Inset sink, inset hob and oven. Integrated dishwasher, washing machine and freezer. Freestanding tumble dryer and fridge. Tiled floor and radiator. Cupboard housing oil fired boiler.

Bedroom

13'11" x 8'6" plus recess

Fitted carpet and radiator.

Ensuite

Shower, wash basin and WC. Tiled floor and walls, radiator and heated towel rail.

Sun Room / Dining Room

15'2" x 13'11"

Tiled floor, radiator and door to courtyard. Double doors to sitting room.

Sitting Room

23'6" x 16'10"

A delightful and spacious room with wood floor, exposed beams and 3 radiators.

Bedroom

9'8" x 11'10"

Fitted carpet, radiator and double doors to rear courtyard.

Ensuite

Bath with shower over, wash basin and WC. Tiled floor and walls. Heated towel rail/radiator.

Inner Hall

Tiled floor.

Shower Room

Large shower cubicle, wash basin and WC. Tiled floor and walls. Radiator and heated towel rail.

Bedroom

16'7" x 18'2"

Fitted carpet, 2 radiators and exposed beams.

Ensuite

Bath with shower over, wash basin and WC. Tiled floor and walls. Radiator.

Outside

There is a delightful enclosed courtyard garden laid to brick weave along with an area of lawned garden shared with the neighbouring property. There is ample off road parking.

Tenants Note

The deposit for this property is £1615.

EPC Rating C. Council Tax Band - E - North Norfolk

Main water and electric available or connected. Private drainage. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage).

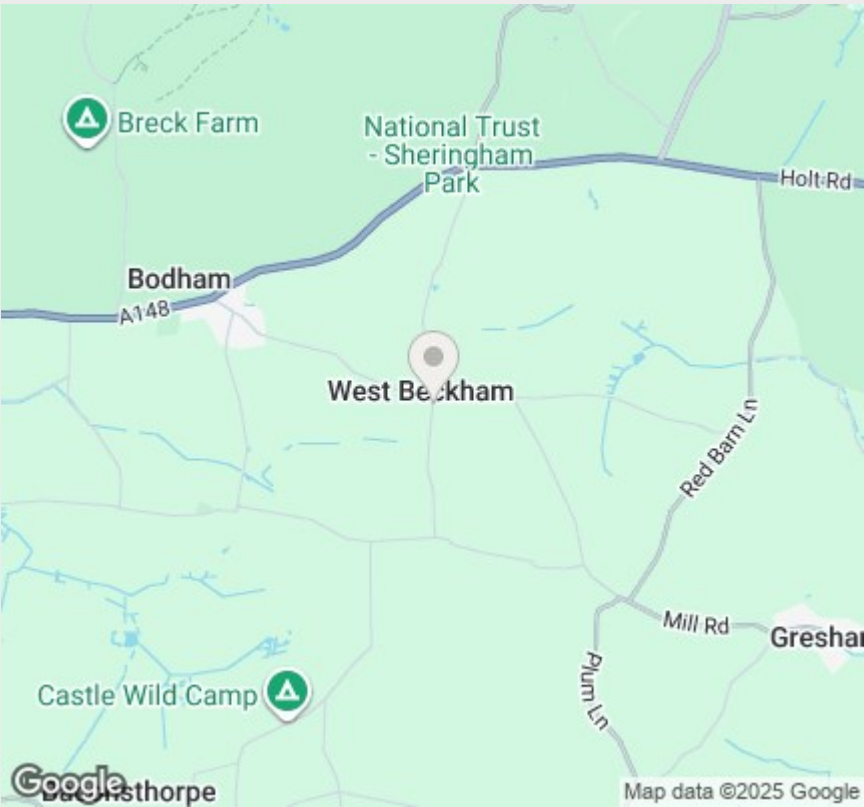
Please be aware that marketing photographs for this property have been supplied by the Landlord and may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy or period of occupation and may not reflect the current order.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.


The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £323.08 This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

