



## The Orchards, Long Lane, Colby, NR11 7EF

Offers Over £585,000

- DETACHED FOUR BEDROOM BARN CONVERSION
- DETACHED TWO BEDROOM HOLIDAY COTTAGE
- GENEROUS SIZED PLOT
- BRIGHT AND BEAUTIFULLY PRESENTED ACCOMMODATION
- QUIET VILLAGE LOCATION WITH FIELD VIEWS
- BOTH PROPERTIES WITH PRIVATE ENCLOSED GARDENS
- AMPLE OFF ROAD PARKING
- CLOSE TO LOCAL MARKET TOWNS



# Long Lane, Colby NR11 7EF

A beautifully presented four bedroom barn conversion with a detached two bedroom holiday cottage. Situated in the idyllic village of Colby and offering spacious and bright accommodation, generous enclosed rear garden and ample parking, this property is the perfect opportunity for those seeking a quiet retreat while still being within reach of local amenities.

 6  3  3  D

Council Tax Band: D



## DESCRIPTION

This fantastic four-bedroom barn conversion in the village of Colby has an additional detached holiday cottage, with the potential to apply for change of use.

The property boasts bright and beautifully presented accommodation with a cosy and inviting atmosphere and stunning field views. The barn comprises of a multi aspect living room with hallway allowing access to the large bathroom and kitchen diner. There are four bedrooms, a further shower room, utility room and conservatory with beautiful views across the garden and to the fields beyond.

The holiday cottage is immaculately presented with an entrance hall, cloakroom, a bright 'L' shaped open plan kitchen/ lounge diner with patio doors leading into the enclosed private garden; also with views across to Suffield Church, two double bedrooms and a family bathroom. It also has it's own driveway to the side of the property.

The spacious garden surrounding the properties provides a tranquil outdoor space for relaxation and entertaining and are also fully enclosed. There is a large shingle driveway accessed via a five bar timber gate, providing ample parking and turning space. Additionally, the location in the picturesque village of Colby which is positioned between the two market towns of Aylsham and North Walsham, offers a peaceful and idyllic setting. Perfect for those seeking a quiet retreat while still being within reach of local amenities and attractions.

## INTERNAL ACCOMMODATION - THE ORCHARDS

### LIVING ROOM

UPVC double glazed door to front aspect leading to front courtyard, a multi aspect room with double glazed window to rear, side and front elevation, laminate flooring, radiator.

### HALLWAY

Double glazed window to front, built in storage cupboard, laminate flooring.

### BATHROOM

Fitted with a four piece suite comprising shower cubicle with mains connected shower, bath with mixer tap and shower head attachment, WC and pedestal wash hand basin, heated towel rail, vinyl flooring and Velux window.

### KITCHEN DINER

A further multi aspect room with double glazed windows to either side, base units with timber worktop over housing ceramic butlers sink, integrated fridge freezer, walk in pantry with shelving units and a gas fired Aga.

### HALLWAY TO;

Fitted shelving units, skylight, doors to;

### BEDROOM FOUR

Double glazed window to side aspect, radiator, laminate flooring.

### BEDROOM THREE

Double glazed window to side aspect, radiator, laminate flooring.

### BEDROOM TWO

Double glazed window to side aspect, radiator, laminate flooring.

### HALLWAY TO;

Tiled flooring, radiator, doors to;

### UTILITY ROOM

Space and plumbing for washing machine and tumble dryer, built in cupboard housing gas fired boiler, fitted shelves, radiator, tiled flooring, timber framed double glazed door to conservatory.

## CONSERVATORY

Double glazed windows to rear and side aspect, UPVC French doors leading to rear garden, tiled flooring.

## SHOWER ROOM

Double glazed window with obscured glass to rear, fitted with a three piece suite comprising double shower cubicle with mains connected shower and rainfall shower head, WC and wash hand basin set into vanity unit, heated towel rail, extractor fan.

## BEDROOM ONE

Double glazed window to rear, radiator and carpet.

## INTERNAL ACCOMMODATION - ORCHARD COTTAGE

### HALLWAY

UPVC door to main entrance, laminate flooring, radiator.

### CLOAKROOM

Double glazed window with obscured to side aspect, WC and pedestal wash hand basin, radiator, shaver charging point.

### KITCHEN LOUNGE DINER

An 'L' shaped room with double glazed window to side over looking garden with field views, UPVC French doors to patio area, laminate flooring.

The kitchen is fitted with base units housing an under counter fridge/freezer, space and plumbing for a washing machine and dishwasher, integrated electric oven with electric hob and extractor fan over, two radiators.

### BATHROOM

Double glazed window with obscured glass to side, fitted with a three piece suite comprising bath with mixer tap, mains connected shower over, pedestal wash hand basin, WC, heated towel rail, vinyl flooring, shaver charging point and extractor fan.

### BEDROOM TWO

Double glazed window to front, built in double wardrobe, radiator and laminate flooring.

### BEDROOM ONE

Double glazed window to front, built in double wardrobe, radiator and laminate flooring.

## EXTERNAL

The Orchards is accessed via a 5 bar timber gate into the shingle driveway, providing ample space for parking and turning. The Orchards is accessed through an enclosed patio courtyard garden, to the rear the garden is of a generous size and boasts beautiful field views to the rear across to Suffield Church. The garden is mainly laid to lawn with a vegetable plot area, pond and a shed, it is also fully enclosed and private from the holiday cottage.

Orchard Cottage features a paved parking space to the side of the property, the rear garden is laid to lawn with a patio seating area and is also fully enclosed enjoying field views also.

## AGENTS NOTES

This property is Freehold.

Mains drainage connected to the main residence, the holiday cottage drainage is via a septic tank.

Mains water and electricity connected to both.

Gas fired central heating to both properties.

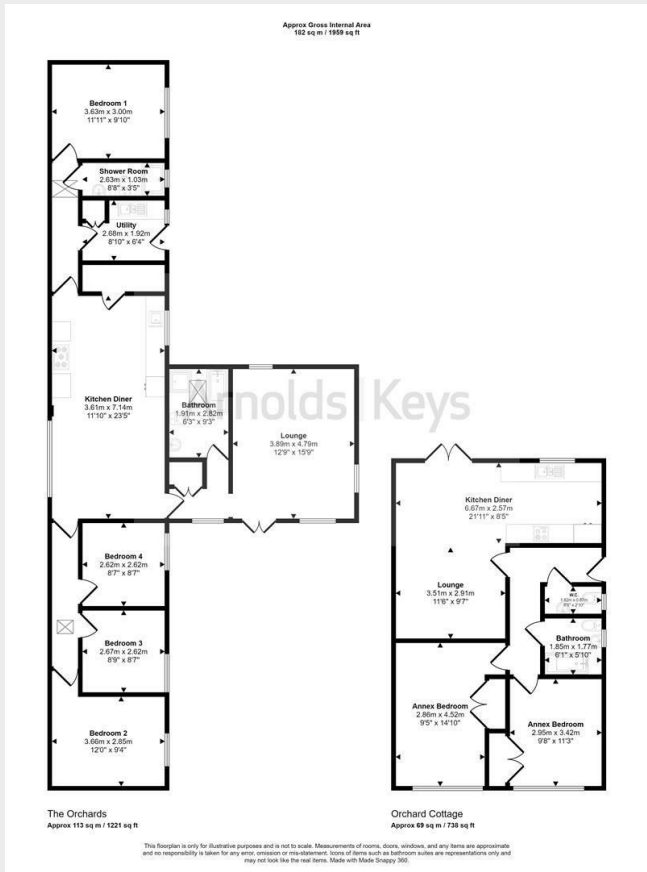


# Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

# EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

