

The Walnuts 24 The Green, Martham, NR29 4PA

£480,000

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Martham, Great Yarmouth, NR29 4PA

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- Stables with Planning Permission for Holiday Use Conversion
- Adjacent to the Village Green & Pond
- Attractive Thatched Period Property
- Four Reception Rooms
- Wonderful, Spacious Gardens
- Delightful Village Centre Location
- A Range of Outbuildings
- Four Bedrooms
- Beautifully Maintained Throughout
- Must View to Appreciate!



Aldreds are delighted to offer this attractive, part thatched period home, located adjacent to the village green and pond. Offering a vast array of outbuildings and opportunity for various flexible accommodation, principally, the property offers four bedrooms and four reception rooms with a first floor bathoom.

Amongst the range of outbuildings is an old smokehouse, double carport, workshops, store and stables, which have planning permission for conversion to all year round holiday accommodation. A particular feature of 'The Walnuts' is the beautifully tended garden with a sweeping shingle driveway leading to a generous area of hard standing and parking space.

Early internal viewing is highly recommended to appreciate this stunning Broadland village home.





Hallway
Front facing entrance with doors leading off and stairs to first floor

Lounge 21'8" x 11'11" (6.61m x 3.65m)
A superb double aspect principle reception room with exposed beams an a brick fireplace with multi fuel stove, under stair cupboard.

Dining Room 11'11" x 10'7" (3.65m x 3.23m)
Window and door to side aspect, doors to rear porch and kitchen.

Porch
Windows to side and rear, cloaks space and door to rear courtyard.

Kitchen 14'11" x 10'7" (4.57m x 3.23m)
Windows to side and front, a range of kitchen units and storage with a peninsular unit, sink drainer with mixer tap, plumbing for washing machine and dishwasher, built in pantry and airing cupboards.

Snug 11'11" x 10'5" (3.65m x 3.2m)
Window to front aspect offering a nice garden view, brick built fireplace with a tiled hearth.

First Floor Landing
Doors leading off.

Bedroom One 13'7" x 11'11" (4.15m x 3.65m)
Window to front aspect, built in wardrobe over stairwell and door to bedroom four.



Bedroom Two 11'11" x 8'0" (3.65m x 2.46m)
Window to front aspect

Bedroom Three 11'7" x 9'3" at max (3.55m x 2.84m at max)
Windows to front aside aspects offering a lovely view taking in the village pond.

Bedroom Four 17'10" x 8'0" (5.46m x 2.46m)
Accessed from bedroom one with some restricted headroom, window to rear.

Bathroom 10'11" x 10'0" (3.35m x 3.05m)
A luxuriously spacious bathroom with two side facing windows, original fireplace, low level wc, hand wash basin and a panelled 'P' shaped bath with shower over.

Ancillary Rooms and Outbuildings
Formerly an active village butchers shop with adjoining residence before planning permission was obtained for full residential status, the property retains a range of outbuilings and preperation rooms with potential for adaption and other uses. Noteably, the former shop, two preperation rooms and office which adjoin the house could be opened up to the main accommodation, subject to building control approval. In addition to these rooms, there are stables divided into three areas, a carport, workshop, plant room, large store, two refrigration spaces, coal store, detached smokehouse and a freezer room.

Directions

From the Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, Following the signs for Martham, turn left onto Repps Road and proceed into the village centre. Turn right, at The Green, just before the village pond. where the driveway to the property can be found directly ahead.





Former Shop Space / Reception 21'8" x 9'3" inc to 11'8" (6.61m x 2.84m inc to 3.58m)
Bay window to side aspect, window to front, door to rear and access to:-

Prep Room 11'2" x 8'11" (3.41m x 2.74m)
Window to rear, door to:-

Office 9'10" x 5'11" (3.02m x 1.81m)
Potential to open up to the lounge accommodation

Prep Room 10'9" x 5'10" (3.28m x 1.79m)
Located to the rear of the kitchen with side facing window and entrance, window to rear and adjoining externally accessed WC

Gardens
Beautifully maintained gardens which wrap around the house with a sweeping driveway extending to the side with lots of hard stading space and parking.

Planning Permission
Planning permission was granted in 2013 for the conversion of former stable building to all year round holiday accommodation. Our vendor informs us that this remains valid as some initial works were completed. More information can be found via the Great Yarmouth Borough Council Planning Portal via a search with Planning Reference 06/13/0097/F. Prospective Purchasers should satisfy themselves with with the authority regarding the current position of this planning permission prior to purchase.

Services
Mains water, electric & drainage

Council Tax
Great Yarmouth Borough Council. Band 'E'

Location
Martham is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing location. The village offers a wealth of local amenities including shops, pubs, restaurants, doctors surgery, schooling and library. Regular bus links provide access to Great Yarmouth. Visitors and locals play host to events such as the Beer Festival, Scarecrow Festival and Carnival during summer months.

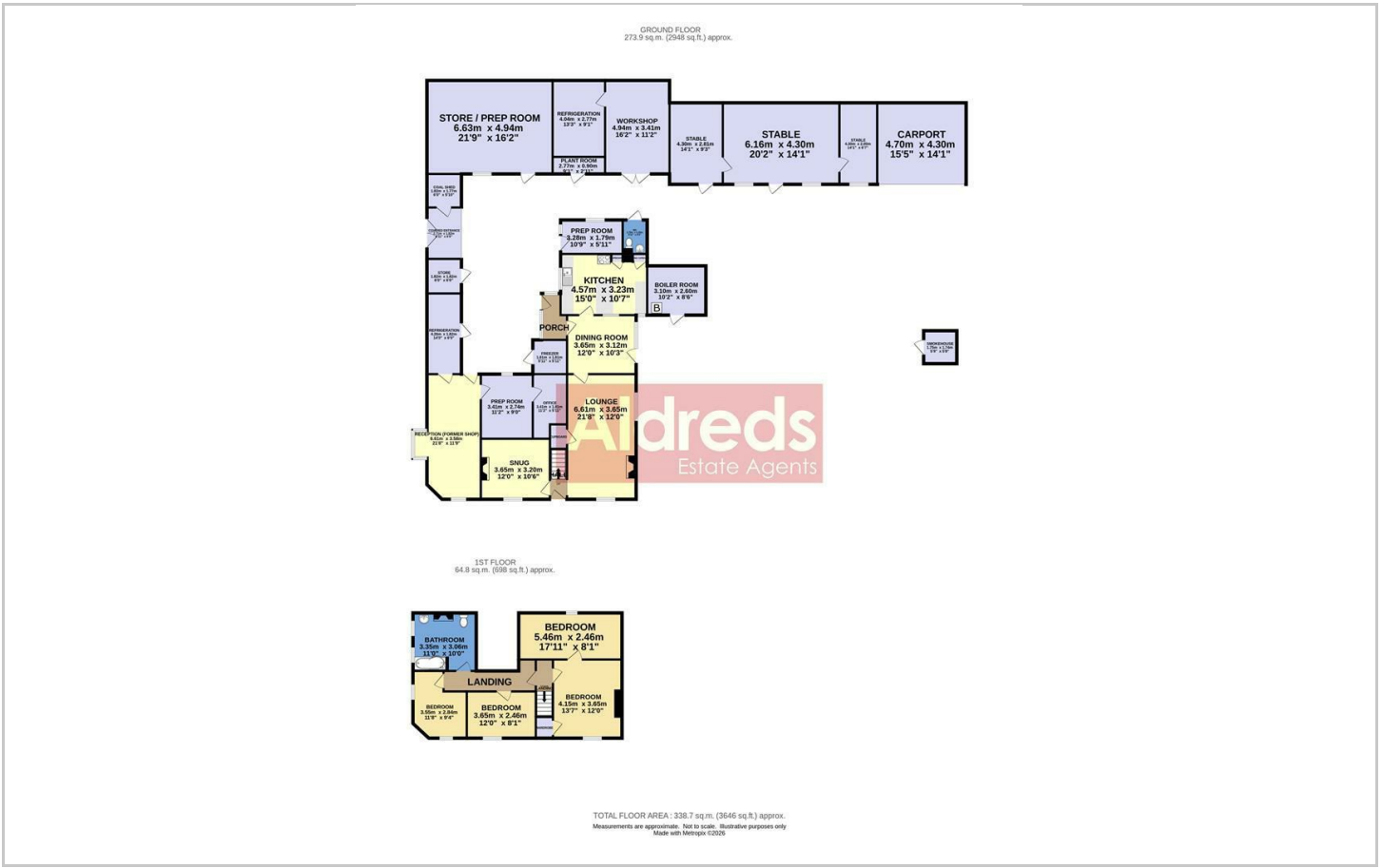
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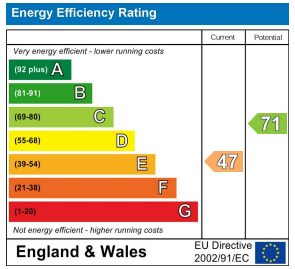

Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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