



This converted barn is in a rural location offering spacious and open plan accommodation with 5 bedrooms. The kitchen, dining and sitting area is open plan with wood burner and vaulted ceiling. Outside there is a lawned garden to the rear, garage and ample off road parking.

Available: Mid January 2024

Furnishing: Unfurnished

No Smokers

No Pets

Damage Deposit: £2,186.00

Holding Deposit: £437.00

#### Directions

To find the property from Reepham Market Place, proceed towards Norwich and on entering the village of Booton take the second turning left signposted Church Road and proceed for around 3 miles. Turn right at The Ratcatchers pub onto Haeringland Road and take the right hand turning onto Mill Lane. Take the first left turning onto Abbey Lane, where the property will be found on the right hand side.

#### Situation

Haeringland is a small rural village situated about 1 mile south of Cawston and some 3 ½ miles from Reepham. It is less than 5 miles from Norwich airport and the city of Norwich is some 12 miles south east and the delightful North Norfolk coast and Norfolk Broads are within easy reach. The small market town of Reepham has an excellent range of independent shops, good primary and secondary schools which benefits a sixth form college.

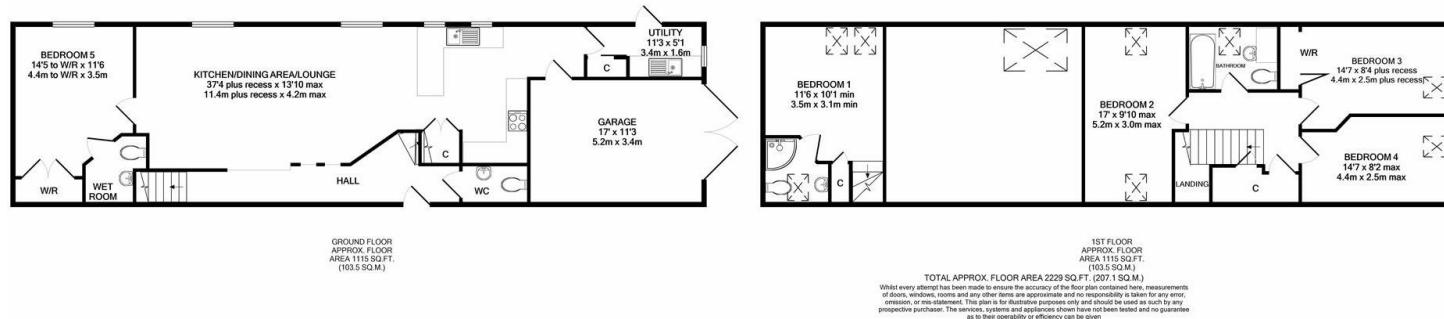
EPC Rating: D/69

Property Ref: AR0075

N.B. Rent is inclusive of water and drainage rates. Electricity is metered and will be charged directly to the tenant at regular intervals by the farm.

N.B. Photos supplied are from previous tenancies.

Services: Air sourced central heating. Mains electricity and water are connected. Septic tank.



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