



Poplar Farm, Waxham, Norwich, Norfolk, NR12 0EF  
Guide Price £500,000

Viewing by appointment with our  
Stalham Office: (01692) 531400 or [sales@trettphillipsresidential.co.uk](mailto:sales@trettphillipsresidential.co.uk)





#### **ENTRANCE PORCH**

uPVC double glazed entrance door located at the front of the property. Tiled flooring throughout, points for power and a radiator.

#### **LIVING ROOM 19' 3" x 14' 8" (5.86m x 4.47m)**

uPVC double glazed windows overlooking both the side and rear of the property. Fitted carpet throughout, a radiator, points for power and points for both a telephone and TV.

#### **KITCHEN 19' 3" x 11' 8" (5.86m x 3.55m)**

This space is equipped with a fitted kitchen, range of units and an electric oven and hob. Stainless steel sink and drainer with splash back tiling. Space for a fridge freezer and plumbing for a dish washer. There is a radiator, several points for power and uPVC double glazed windows to both front and rear.

#### **BEDROOM 1 15' 9" x 9' 4" (4.80m x 2.84m)**

uPVC double glazed window overlooking the front of the property. Fitted carpet throughout. a radiator and points for both power and a TV.

#### **STUDY 20' 0" x 12' 7" (6.09m x 3.83m)**

uPVC double glazed window overlooking the rear garden. Fitted carpet throughout and a radiator. There are also points for both power and a TV.

#### **BATHROOM**

This suite comprises of a wash hand basin, W.C and a bath. Tiled flooring throughout and part tiling on walls. There is a radiator, an extractor fan and a shaving point.

#### **BEDROOM 2 21' 8" x 12' 8" (6.60m x 3.86m)**

uPVC double glazed window overlooking the rear garden. Fitted carpet throughout and a radiator. There are also points for both power and a TV.

#### **ENSUITE**

This suite comprises of a wash hand basin and a W.C. There is fitted carpet throughout, a radiator and extractor fan.





- Stunning countryside and coastal setting
- Spacious accommodation
- Annex or additional accommodation
- Attached barn offering potential to extend or develop
- Access to the beach
- Unique opportunity
- Flexible buying options with surrounding land
- Available with no onward chain





**ANNEX (POTENTIAL) 9' 6" X 9' 3" (2.89M X 2.82M)**

This versatile area has the potential to form part of an annex, it has a uPVC double glazed window to side. Fitted carpet throughout and a radiator. There are also points for both power and a TV.

**ANNEX KITCHEN 13' 6" x 12' 7" (4.11m x 3.83m)**

This versatile area has the potential to form part of an annex. This space is equipped with wall and base units, work surfaces and a ceramic sink. There is space for a fridge freezer and plumbing for a washing machine. There are points for power, a radiator and a uPVC double glazed window and door to side.

**SHOWER ROOM**

This suite comprises of a W.C and a shower cubicle. Tiled flooring throughout and full tiling on walls. There is a radiator and an extractor fan.

**OUTSIDE**

**COURTYARD**

An open space sitting in the centre of the barn conversion and with access to the Cart Lodge.

**CART LODGE**

40' 10" x 12' 0" (12.44m x 3.65m)

Perfect for outside dining / entertaining or for storage.

**DRIVEWAY**

Ample parking available.

**THE GRANARY**

60' 0" x 17' 10" (18.27m x 5.43m)

Attached barn which offers potential to develop (subject to planning permission) for either additional accommodation or a Holiday Let.

**LAND**

An open space with mature panting and trees. This is available as per the Buyers request and subject to negotiations on how much will be included in the sale.



"Surrounded by the countryside and with its own access straight to the beach" Sitting on Poplar Farm, this conversion offers **SPACIOUS ACCOMMODATION** with the potential to have an annex or additional living space. There is also further potential to extend / **DEVELOP THE ATTACHED BARN** which sits here too. A unique and amazing opportunity which is available with **NO ONWARD CHAIN**.





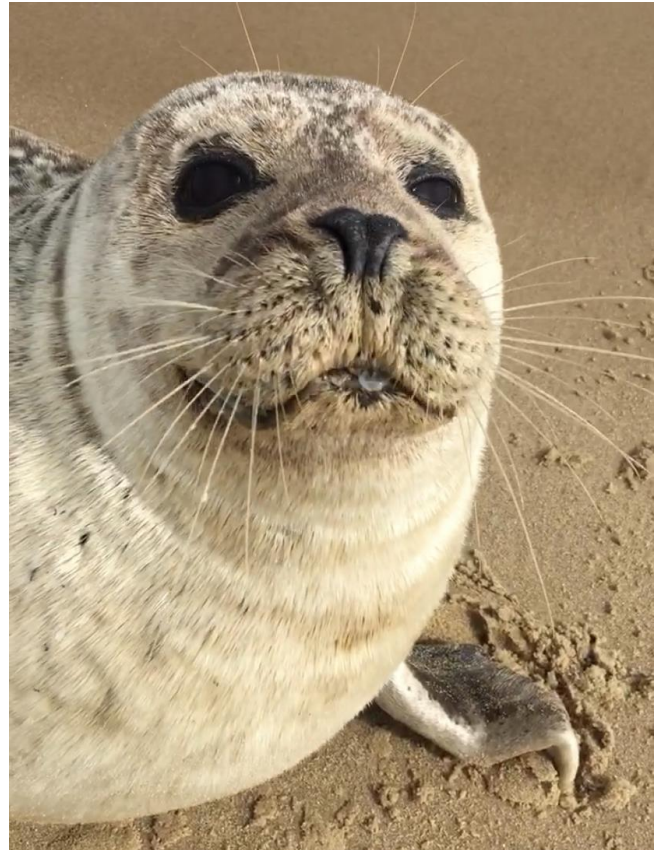
# Trett Phillips Residential



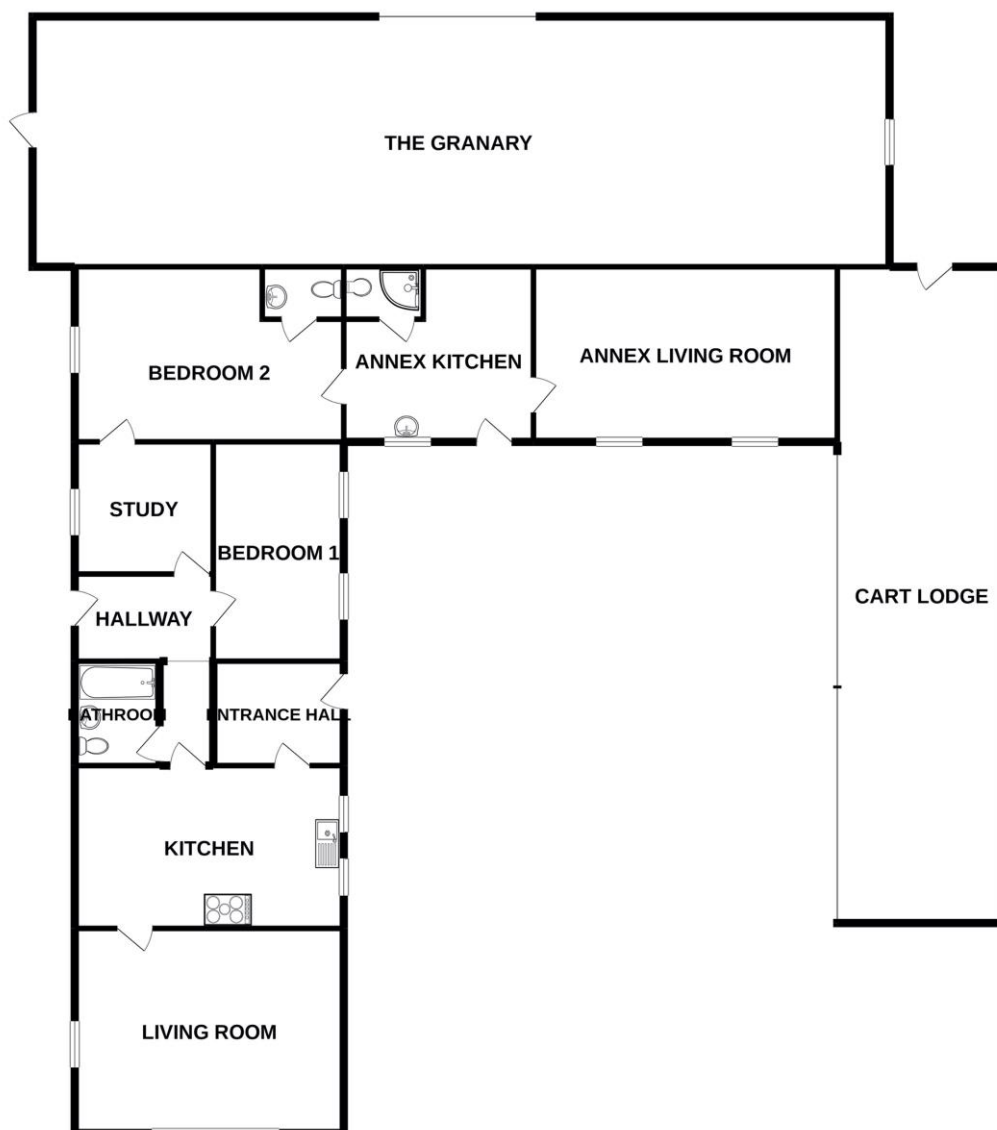








## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## **Trett Phillips Residential LTD**

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