



## Tee Barn Trunch Road, Mundesley - NR11 8JU

£725,000 Freehold

This converted barn situated on 4.5 acres (STMS) features an open-concept lounge/dining area with exposed beams and a wood burner, perfect for cosy evenings. Upstairs, a grand landing with a balcony overlooks the stunning woodland.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

**Minors & Brady**  
Estate Agents, Lettings and Property Management



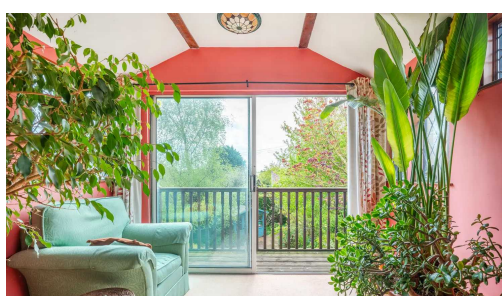
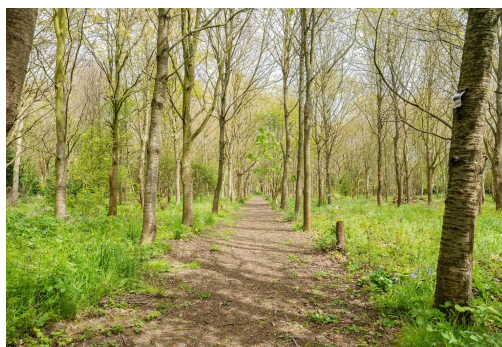
This converted barn situated on 4.5 acres (STMS) features an open-concept lounge/dining area with exposed beams and a wood burner, perfect for cosy evenings. Upstairs, a grand landing with a balcony overlooks the stunning woodland. Two master bedrooms with ensuite bathrooms complete the luxurious living space. A charming annex boasts a lounge/diner, well-equipped kitchen, two bedrooms and a full bathroom, offering a perfect self-contained space for family or rental income. Beyond the landscaped gardens with a pond and flower beds, explore the expansive 4.5-acre unrestricted woodland perfect for creating a glamping pod business nestled amongst the trees, or converting the existing outbuildings into additional living space, workshops or unique storage solutions.

### THE LOCATION

Situated on Trunch Road in Mundesley, this property is a beach lover's location. You're just a short distance away from the beautiful Mundesley Beach, allowing you to enjoy the sand, sea and coastal views whenever you wish. For your everyday needs and convenience, a Tesco express is within easy reach. This location offers an



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## THE PROPERTY

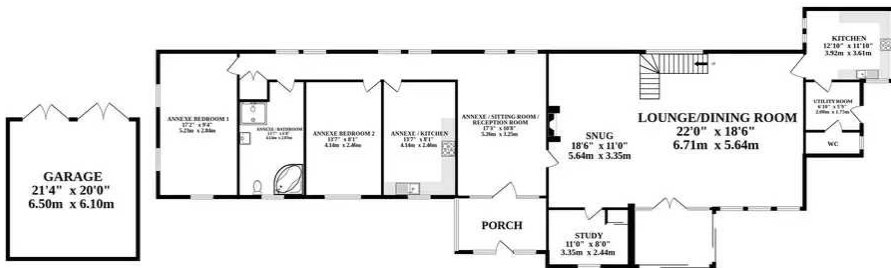
Upon entering this enchanting barn conversion, you are welcomed into an open-concept lounge/dining area adorned with exposed beams, brick accents and a delightful wood burner, creating a cosy ambience ideal for gatherings or quiet evenings at home. Stepping further into the residence, you will find a kitchen exuding a rich wooden theme, complemented by a utility area and convenient WC, offering both functionality and style for everyday living. Ascend to the first floor via the grand staircase to discover a large galleried landing with a balcony that showcases breathtaking views over the surrounding woodland, providing a peaceful space for relaxation and contemplation. The first floor is dedicated to luxury living with two grand master bedrooms, each boasting the indulgence of a private ensuite bathroom, ensuring optimal comfort and privacy for residents and guests alike.

## THE ANNEX

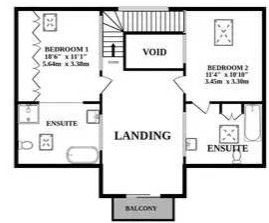
Upon entering through the dedicated porch, you'll discover a comfortable lounge/diner or reception room, perfect for relaxing or enjoying meals. The well-equipped kitchen features a built-in microwave and ample space for a dining table. Two bedrooms offer comfortable accommodations and a full four-piece bathroom ensures complete functionality. This self-contained annexe presents



GROUND FLOOR



1ST 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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