



## Old Hall Farm Howletts Loke, Salhouse

Guide Price £1,100,000



# Old Hall Farm Howletts Loke

Salhouse, Norwich

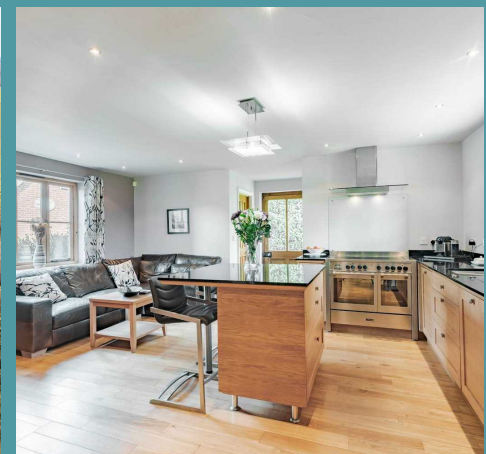
We're proud to present to market this four-bedroom detached property in Salhouse, which offers spacious and versatile living accommodations across two floors. The ground floor features an open-plan kitchen/dining room with charming brick features and a wood burner, a study for home office needs and multiple reception rooms, including a cosy sitting room with a wood burner. Upstairs, two master bedrooms with ensuite shower rooms provide luxurious retreats, while two additional double bedrooms and a modern bathroom cater to everyday needs. Outside, the property boasts ample off-road parking, a double garage and a sizable 1.5 acre garden with a patio area, perfect for outdoor gatherings and relaxation. Additionally, a former stable block offers potential for conversion, subject to planning permission.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







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### THE LOCATION

Nestled in the picturesque setting of Howletts Loke in Salhouse (NR13), this property boasts a coveted location with convenient amenities. Families benefit from nearby schooling options, ensuring access to quality education for children. The village hall serves as a focal point for community gatherings and events, fostering a local atmosphere. Residents enjoy seamless connectivity to neighboring areas via bus links, enhancing travel options. For dining and socialising, an easy walk to either The Stag or The Lodge at Salhouse (both recently refurbished) offers a charming destination to savour delicious food in the company of friends and family. Additionally, the





## GROUND FLOOR

