



Minors & Brady

5 The Barns Fritton Road, Ludham

Offers in Region of £350,000

5 The Barns Fritton Road

Ludham, Great Yarmouth

Presenting to the market this characterful cottage in the village of Ludham. Steeped in traditional features, this home boasts exposed wooden beams, brickwork, and wooden flooring throughout, lending a sense of history and warmth to the space. With its unique features, well-maintained garden, and convenient location, this property presents an ideal opportunity for those seeking a peaceful retreat in a desirable village setting.

LOCATION

Ludham is a village located in the county of Norfolk. It is situated within the district of North Norfolk, approximately 12 miles northeast of the market town of Norwich and 5 miles southwest of the coastal town of Great Yarmouth. The village lies within the Norfolk Broads National Park, a protected area known for its network of rivers and lakes. Ludham is home to a number of historic buildings, including the Church of St. Catherine, which dates back to the 14th century, and Ludham Hall, a large country house surrounded by parkland. The village is also a popular base for visitors exploring the natural beauty and wildlife of the surrounding Broads.



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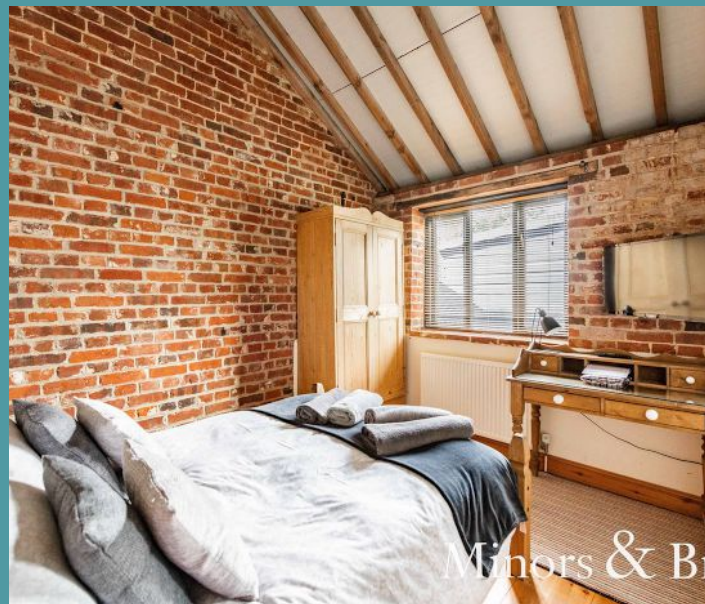
Upon entering the property, you are immediately drawn to the large sitting room that serves as the heart of the home. The focal point of this room is the exposed wooden beams and a charming brick-built fireplace with an inset wood burner, perfect for those cosy evenings. Natural light filters through the windows, creating a bright and inviting atmosphere for relaxing or entertaining guests. The kitchen is fitted with units and appliances to be able to cook your favourite meals, offering plenty of storage and counter-top space for meal preparation.

This cottage features three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts a private en-suite, adding a luxury yet convenient touch to your everyday routine. A family bathroom serves the additional bedrooms, ensuring comfort and functionality for all occupants.

Outside, the well-maintained garden provides a serene outdoor space for enjoying the fresh air and sunshine. A large storage shed offers ample room for stowing away tools and outdoor equipment, keeping the property tidy and organised. One of the highlights of this property is its idyllic location overlooking countryside fields at the rear.



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AGENTS NOTES

We understand that this property is freehold.

Connected to mains water and electricity.

Maintenance fee - £45 a month.

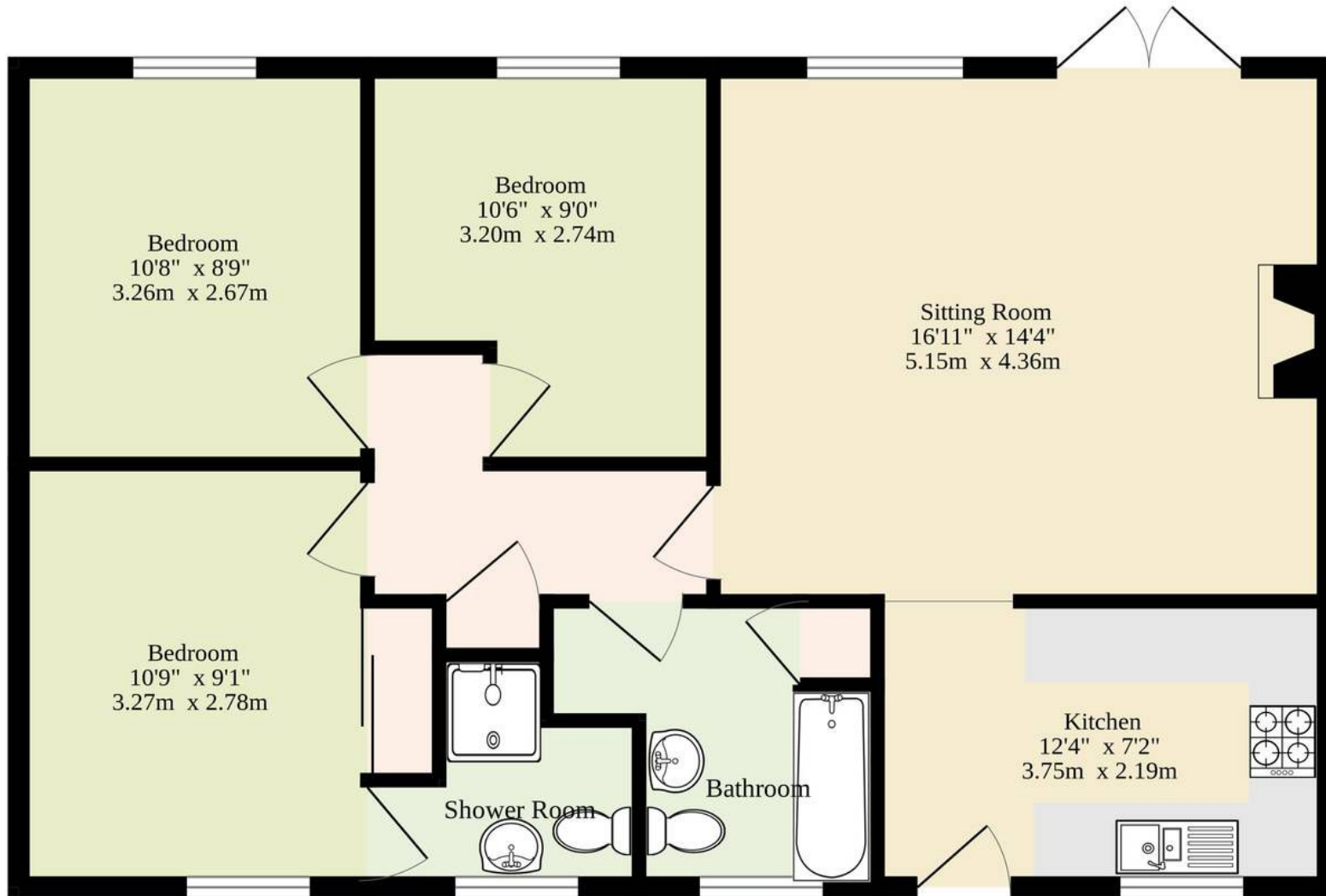
Heating system - Oil.

- Characterful cottage in the village of Ludham
- Traditional features including exposed wooden beams, brick-work and wooden flooring
- Large sitting room accentuated by a brick-built fireplace with inset wood burner
- Equipped kitchen to be able to cook your favourite meals
- Three bedrooms, one private en-suite & a family bathroom
- Well-maintained garden with a large storage shed
- Overlooking countryside fields at the rear
- Short drive to Ludhams centre, offering a doctors surgery, church, schools and transport



Ground Floor

616 sq.ft. (57.2 sq.m.) approx.



Sqft Does Not Include The Hallway, Shower Room & Bathroom

TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

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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