

Lime Tree Barn

Lime Tree Barn is a superb, recently renovated three bedroom, two bathroom luxury barn conversion sitting in an enviable position in the sought after village of Binham in North Norfolk. Finished to the highest standard this fantastic property is within easy walking distance of the fabulous pub 'The Chequers Inn' as well as the popular English Heritage site at Binham Priory, one of the most complete and impressive monastic ruins in the country. The spectacular stretch of North Norfolk coast between Blakeney and Wells-next-the-Sea is a 5 minute drive and the popular market towns of both Holt and Burnham Market are around 15 minutes away.

From the parking area, which is adjacent to the garden, one enters the property through large glazed Barn doors in to the properties spectacular main living space. This L shaped room has a lovely bright and airy feel being opened up to the eaves and with the large glazed Barn doors that breath in light. The newly fitted kitchen area is well equipped and has painted units beneath a luxurious Quartz worktop and 'Fired Earth' tiled wall. It has a fully integrated dishwasher and separate under counter fridge and freezers as well as a brushed stainless steel, double oven cooker. Little 'essential' extras such as the wine fridge hidden in the island unit are nice touches. Separating the kitchen area from the two seating areas is a painted pine dining table which can comfortably seat six.

The first and perhaps more formal of the seating areas has two fantastically bright, colourful sofas sitting either side of the lovely log burning stove (the kind owners provide a starter pack of fuel for guests use). With underfloor central heating and the log burning stove Lime Tree Barn is as warm and cosy to hunker down in winter as it is light and airy with the doors and windows thrown open in summer! The second seating area or 'snug' has large and comfortable soft furnishings and is the perfect area to sit and relax with a book or watching a movie on the large wall mounted SMART LED TV.

Through a doorway from the kitchen area is a characterful inner hallway with exposed woodwork and original barn flooring. Off this hallway are a bright, stylish double bedroom and the ground floor shower room. There is also an external door that leads to the driveway off this hall. Up the stairs are a further two bedrooms and family bathroom. The king sized bedroom is a good size and has plenty of storage and a dressing table. The second bedroom has a zip and link bed which can be either made up as a king sized bed or twins (please give us at least 2 weeks notice of your preference). A feature at Lime Tree Barn is that all of the bedrooms have LED T.V's meaning children/teenagers have a separate space to watch films allowing the adults a little much needed quiet time! The stylish family bathroom is also newly fitted and features a large double sided tub and drencher shower.

Externally Lime Tree Barn has a pretty, fully enclosed garden. This is split in to a good sized area laid to lawn slightly raised above the patio which makes a super space for alfresco dining and BBQ's.

Binham is a charming and historic village benefiting from a good pub, a proper old fashioned village store and garage. Its proximity to the coast make it an ideal location for those who want to be away from the hustle and bustle of the coast a peak times but within a short drive or bike ride's distance. This fantastic barn conversion, sitting right in the heart of the village, exudes all of the charm and character one would expect from a quality barn conversion and makes for a special place to call home during your break in North Norfolk.

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Accommodation

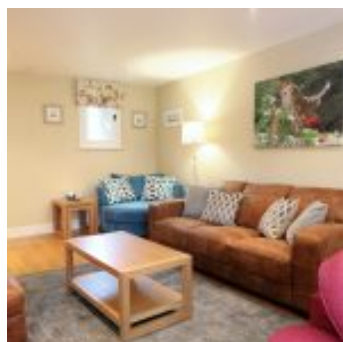
- Total Bedrooms x3
- Sleeps x6
- Double beds x1
- Kingsize beds x1
- Zip and link beds x1
- Reception rooms x2
- Ground floor bathrooms x1
- Total Bathrooms x2
- Ground floor bedrooms x1

Equipment

- Washer dryer
- Iron & board
- Airer
- Fridge
- Freezer
- Microwave
- Dishwasher
- Free Wi-Fi
- DVD player
- Bluetooth speaker(s)
- Telephone

Property

- Garden furniture
- BBQ
- Fire - Woodburner
- Heating - Underfloor
- Parking x3 - Private
- Garden
- Children allowed
- Dogs allowed x2 (£25)



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