

Lawsons
ESTATE AGENTS

14a Home Farm Park, Great Hockham

In Excess of **£80,000**

14a Home Farm Park

Great Hockham, IP24 1NN

We are delighted to present this charming one bedroom brick and flint barn conversion, nestled in the heart of a highly sought after village location and offered to the market chain free. The property features a spacious lounge, kitchen, and a bedroom complete with an en-suite bathroom. The unique character of the conversion is complemented by tasteful finishes throughout, creating a warm and inviting atmosphere perfect for first-time buyers, downsizers, or those seeking a peaceful retreat.

The front courtyard garden is mainly laid to patio, offering a low maintenance outdoor space with attractive plant borders, slate beds, and a pathway leading to the front door (ideal for morning coffee or alfresco dining). To the rear of the property, you will find allocated parking, ensuring convenience for residents and visitors alike. This exceptional home combines village charm with practical living, making it a rare find. Call now to arrange your viewing and secure this delightful property before it is gone.

Council Tax band: A

Tenure: Freehold













Lounge
14' 2" x 11' 11" (4.32m x 3.64m)
Windows to front, electric fire with surround, storage heater, carpet flooring and sliding door to kitchen.

Kitchen
7' 5" x 5' 7" (2.26m x 1.70m)
Window to rear, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and vinyl flooring, freestanding electric cooker, space for fridge freezer and opening to bedroom.

Bedroom
14' 3" x 5' 9" (4.34m x 1.74m)
Window to rear, storage heater, carpet flooring, loft hatch and doors to ensuite bathroom and rear.

En-Suite
8' 2" x 5' 7" (2.48m x 1.71m)
Bath with electric shower over, glass shower screen, low-level WC, wash basin, part wall tiling and tiled flooring, shaving point, electric heated towel rail and door to utility cupboard with space for washing machine and further storage.

Front Garden

The front garden is mainly laid to patio with a selection of plant borders, slate beds and pathway leading to the front door.

Allocated parking

The property offers allocated parking located at the rear.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,584.32 per annum for 2026/27.



Anti-Money Laundering Regulations
Fees apply, please visit our website for full terms and conditions.

Viewing
Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice
Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation.
Please call 01842 755422 to make an appointment.

Disclaimer
No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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