

The background of the entire image features a stylized, light-colored illustration of wheat stalks. The stalks are depicted with long, thin awns and detailed grain heads, rendered in a sketch-like or etched style. They are arranged diagonally, with some stalks in the foreground and others receding into the background, creating a sense of depth. The overall color palette is a muted, dark blue-grey.

# STEADING MEWS

Hale Road, Ashill, Norfolk IP25 7BP

# STEADING MEWS

Steading Mews is an exclusive development of just six stunning barns, nestled in the beautiful Breckland countryside between the villages of Holme Hale and Ashill.

Each barn will feature its own unique and distinctive character with superb landscaped gardens, coupled with an incredibly high specification and attention to detail, to ensure each property offers a perfect amount of living space and an abundance of natural light, together with character features throughout.

Built by renowned local property developers, B Beales Developers, each home has been meticulously designed to the highest levels of craftsmanship creating beautiful spaces that are both functional and harmonious.

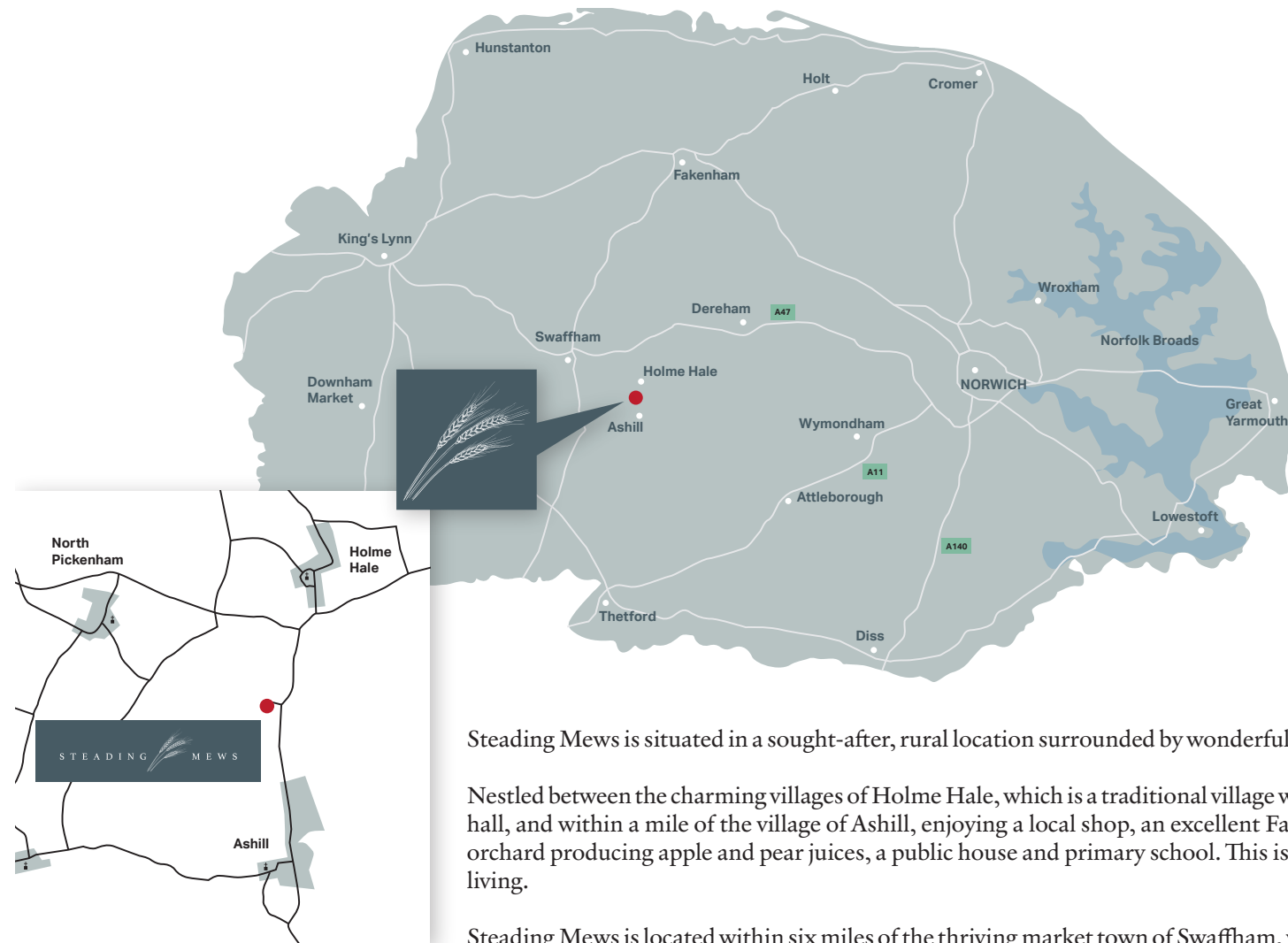


With over 20 years' experience, B Beales Developers have a well-established and trusted reputation for producing exceptionally well-constructed bespoke homes that are individually designed, working with the very best architects, suppliers, designers and contractors.

Their passion and meticulous attention to detail are key to delivering exceptionally crafted and aspirational homes to complement your lifestyle, with quality being at the heart of everything they do.



# Location



Steading Mews is situated in a sought-after, rural location surrounded by wonderful Norfolk countryside.

Nestled between the charming villages of Holme Hale, which is a traditional village with church and village hall, and within a mile of the village of Ashill, enjoying a local shop, an excellent Farm Shop with its own orchard producing apple and pear juices, a public house and primary school. This is true Norfolk country living.

Steading Mews is located within six miles of the thriving market town of Swaffham, with a choice of public houses, cafés, independent shops, supermarkets and a bustling Saturday market with twice monthly Farmer's market. Twenty miles to the west is the town of Kings Lynn, which offers a full range of facilities and thirty miles east, is the historic city of Norwich; this acclaimed Cathedral city offers a wealth of cultural activities, excellent private and state education, and shopping, including Europe's largest permanent market.

The beautiful North Norfolk coastline is easily reached via Dereham, Fakenham and Holt, with Thetford Forest only a short drive away.

The A47 is close-by, providing connections to North, Cambridge, Stansted Airport and London with Norwich International Airport, serving domestic and European destinations.





# Grange Barn

## Plot 5



Grange Barn is a stunning three double bedroom semi-detached barn with landscaped gardens and a two-bay oak framed cartlodge with driveway offering ample parking and an electric car charging point.

Internally is a spacious living room, complete with free-standing wood burning stove, wonderful feature oak beams and sliding doors opening onto the central courtyard; a stylish open plan kitchen/dining room, again with feature oak beams and bi-fold doors leading to the garden and a bespoke wine store with glass door, a useful utility room and cloakroom.

The master bedroom has been perfectly designed with its own bi-fold doors opening to a private patio, dressing room with bespoke fitted wardrobes, leading to the master en-suite bathroom and French doors opening to a private covered terrace. There are a further two spacious double bedrooms which share the family bathroom.

Outside, this superb home enjoys a patio area, perfect for entertaining visiting family and friends, landscaped gardens to the front and rear with a central courtyard, two-bay oak framed cartlodge with generous private parking.

# Grange Barn

## Plot 5

1,948 sq ft



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements are approximate and should not be relied upon as a statement of fact.

Living Room	7.09m x 4.85m	23'3" x 15'9"
Kitchen/Dining Room	7.76m x 4.88m	25'5" x 16'0"
Master Bedroom	5.01m x 4.00m	16'4" x 13'1"
Dressing Room	3.85m x 1.80m	12'6" x 6'0"
En-suite	3.85m x 2.80m	12'6" x 9'2"
Bedroom Two	3.71m x 3.40m	12'2" x 11'1"
Bedroom Three	3.71m x 3.40m	12'2" x 11'1"
Bathroom	3.05m x 2.52m	10'0" x 8'3"
Covered Terrace	4.66m x 2.95m	15'3" x 9'7"
Cartlodge	6.15m x 4.83m	20'2" x 15'8"



# Site Plan

Plot 1	The Forge	Plot 4	The Dairy
Plot 2	Hanover Barn	Plot 5	Grange Barn
Plot 3	The Granary	Plot 6	The Stables



Each property at Steading Mews is a high quality, traditionally built barn, featuring its own unique and distinctive characteristics throughout.

## Kitchen

- Choice of kitchen unit colour (depending on stage of construction/deposit required)
- LVT flooring (J2 ‘natural timbers’) with the option to upgrade (depending on stage of construction/deposit required)
- Arcadia quartz work surface (option to pay for upgrade, depending on stage of construction)
- Built in appliances including Neff Slide & Hide oven, Neff Induction hob, extractor, dishwasher, fridge/freezer and wine cooler
- Water softener
- Boiling water tap
- Space for washing machine and tumble dryer in utility

## Bathrooms and en-suites

- Choice of colour for wall and floor tiles (depending on stage of construction)
- Stylish fully fitted bathrooms with luxury bathroom fittings
- Free-standing stone resin bath where applicable

## Heating, lighting and electrical

- Underfloor air source heating with individual thermostats
- Wood burning stove in living room
- LED lighting in the bathroom, en-suite and kitchen
- TV point in all main rooms
- USB points in kitchen and master bedroom
- Electric car charger in cart-lodge
- CCTV and alarm system
- External power point

# Specification

## Internal

- LVT flooring (J2 natural timbers) to kitchen and utility (choice of flooring depending on stage of construction/deposit required)
- Solid oak ledge and brace doors
- Bespoke fitted wardrobe to master bedroom (choice of colour depending on stage of build)
- Bespoke fitted wine store

## External

- Indian sandstone patios to the rear and paths to the front (choice to upgrade to larger patio area/deposit required)
- Fully landscaped garden
- Tar and stone shingle driveways
- Outside water tap
- Power and light to the cart lodge
- Triple glazed “Ali-Clad” windows
- Aluminium bi-folds
- Painted brickwork to the original barn (where applicable), with a mixture of new brickwork and larch cladding
- Silver lindab guttering.

## Services

- Mains water, electricity, sewage treatment plant, fibre technology (FTTB) broadband

## Estate Management

- Driveway to barns will have rights of way granted for access with the cost of maintenance (as and when required) split between all 6 barns

## Warranty

- 6 years





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