

The background features several stylized wheat stalks in a light beige color, arranged diagonally from the bottom left towards the top right. The stalks are detailed with fine lines representing the grain and awns.

STEADING MEWS

The Forge
Plot 1

Hale Road, Ashill, Norfolk IP25 7BP

S T E A D I N G M E W S



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.

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.





A selection of
internal and external
photographs of
The Stables - Plot 6
at Steading Mews

The Forge
Plot 1



Actual image is taken from Plot 6, The Stables at Steading Mews

The Forge is a charming three double bedroom detached, single storey barn with landscaped gardens to the front and side and enjoys views over the surrounding countryside from the westerly facing garden. The driveway offers ample private parking with an electric car charging point.

Internally is a fabulous open plan kitchen/dining room leading through to the living room with exposed oak beams and a free-standing wood burning stove. Bi-folding doors open onto the westerly facing garden. From the entrance hallway is cloakroom and a bespoke wine store with glass door.

The master bedroom includes a walk-in dressing room with bespoke fitted wardrobes and a luxury en-suite bathroom. Leading from the rear hallway are a further two double bedrooms, both with stylish en-suite shower rooms.

Outside, this fantastic home enjoys a patio area, perfect for entertaining family and friends, landscaped gardens to the front and side and a private driveway offering ample parking for several vehicles.



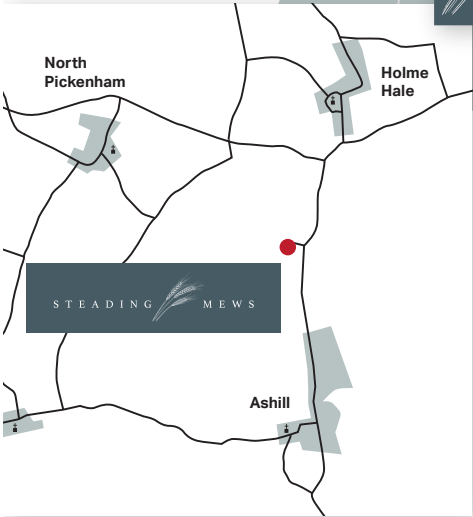
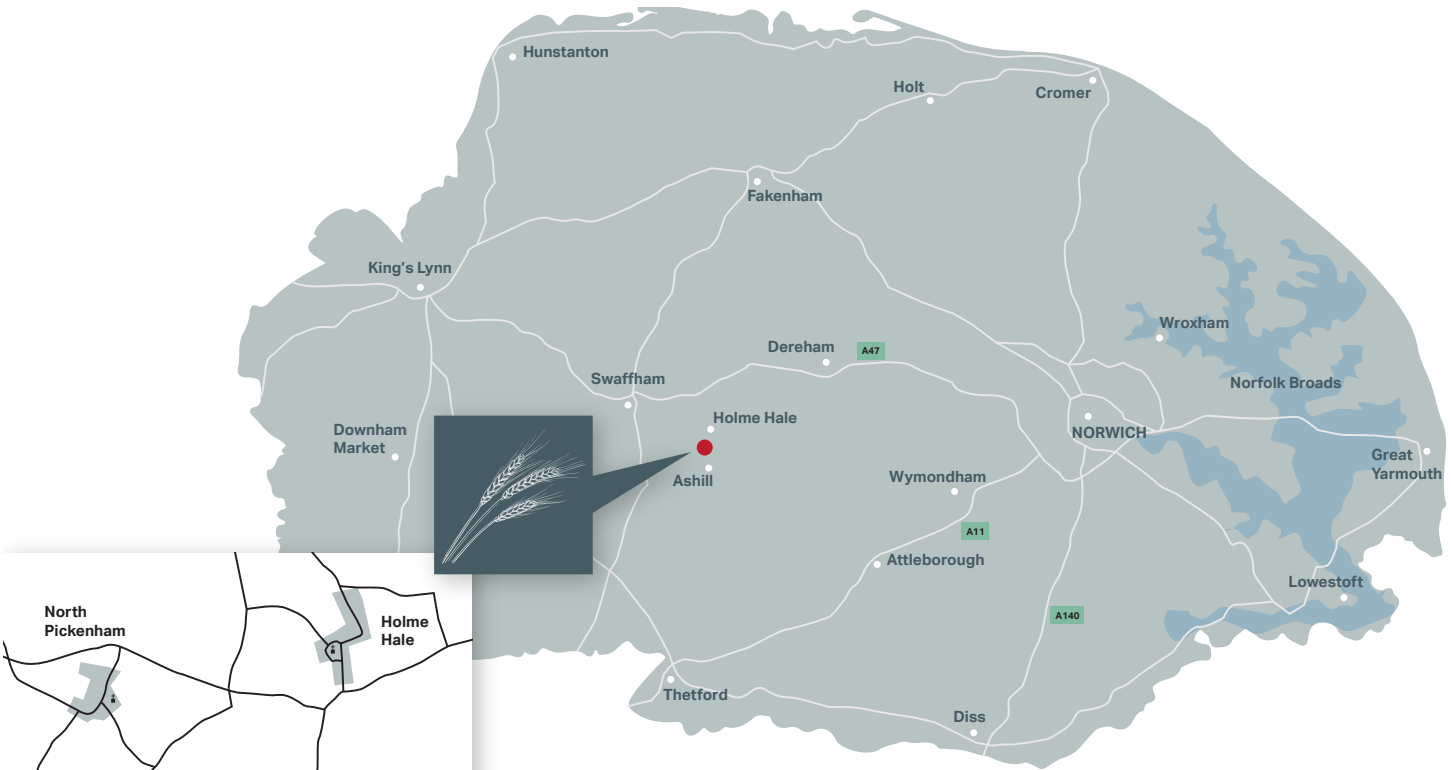
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements are approximate and should not be relied upon as a statement of fact.

The Forge
Plot 1
2,044 sq ft



Living Room	5.25m x 5.20m	17'2" x 17'0"
Kitchen/Dining Room	7.53m x 6.45m	24'7" x 21'2"
Utility	2.55m x 1.65m	8'3" x 5'4"
Master Bedroom	4.18m x 3.68m	13'7" x 12'1"
Dressing Room	3.68m x 2.00m	12'1" x 6'6"
En-suite	3.68m x 1.80m	12'1" x 6'0"
Bedroom Two	4.30m x 4.30m	14'1" x 14'1"
En-suite	2.80m x 1.60m	9'2" x 5'2"
Bedroom Three	4.30m x 4.15m	14'1" x 13'6"
En-suite	2.80m x 1.60m	9'2" x 5'2"

Location



- Richmond Park Golf Club - 3.8 miles
- Swaffham Golf Club - 6.5 miles
- Swaffham Raceway - 8.9 miles
- National Trust, Oxburgh Hall - 12.1 miles
- High Lodge, Thetford Forest - 18.3 miles
- Kings Lynn - 21.9 miles
- Banham Zoo - 23.1 miles
- Sandringham Estate - 23.9 miles
- Pensthorpe Nature Reserve - 24.2 miles
- National Trust, Blickling Estate - 27.4 miles
- Burnham Market - 30 miles
- Norwich - 31 miles
- Hunstanton - 33.8 miles
- Cambridge - 51.5 miles



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



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.



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