



COAST & COUNTRY LIVING

Finer Details



Single-storey luxury barn conversion
Approximately 1.5 acres of private grounds
Three bedrooms with a stunning principal suite
Vaulted kitchen with range cooker
Vaulted sitting/dining room with wood burner
Luxury detached one-bedroom guest suite
Two ponds, one with a private jetty
Orchard, summer house & covered dining area
Garage, EV charger & ample parking
Approximately ten miles from Norwich

Some homes impress the moment you arrive; others make you imagine living there. This remarkable barn conversion is very much the latter.

Tucked away within approximately 1.5 acres of mature, beautifully landscaped grounds, this exceptional home offers a wonderful sense of privacy and tranquillity, yet remains within easy reach of Norwich.

With its soaring vaulted ceilings, exposed beams, generous proportions and abundance of natural light, the property combines all the character of a traditional barn with the comfort and quality of contemporary country living.

Step inside and there is an immediate feeling of light, space and understated luxury. The beautiful vaulted kitchen is a natural gathering place, with quality cabinetry, a traditional range cooker and plenty of room for relaxed everyday living. Double doors open directly onto the garden and patio, creating an effortless connection between indoors and out.

In the warmer months, throw open the doors and allow the garden to become an extension of the kitchen perfect for long lunches in the sunshine, evening drinks with friends or relaxed summer suppers as the day draws to a close.





The impressive vaulted sitting and dining room is equally special. Exposed beams provide warmth and character, while a handsome brick fireplace with a wood-burning stove creates an inviting focal point for winter evenings.

Generous windows frame views across the gardens, flooding the room with natural light. Despite its scale, it remains wonderfully welcoming, equally suited to a quiet evening beside the fire or a house full of family and friends.







The principal bedroom suite is quite simply something special.
A dramatic vaulted and beamed ceiling creates an immediate sense of space, but it is the view
that truly captures the imagination.

Glass doors look directly across the garden towards the beautiful pond and its jetty. A
magnificent willow tree stands proudly at the water's edge, its branches reflected in the pond
while the resident ducks take a leisurely dip.

Imagine waking to that view each morning, stepping outside with your first coffee of the day,
or simply lying in bed and watching the seasons change.

The suite is completed by its own dressing area and generous en-suite bathroom, creating a
luxurious and private retreat within the home.

Two further bedrooms provide comfortable and flexible accommodation, with one currently
arranged as a home office ideal for anyone looking to work from home without compromising
on bedroom space elsewhere.

A beautifully finished shower room, featuring a generous double shower and quality
sanitaryware, completes the principal accommodation.









Separate from the main house is an outstanding one-bedroom guest suite, thoughtfully created from the former double garage and finished to an exceptionally high standard.

Far more than occasional guest accommodation, this is a beautifully considered space in its own right.

Light, spacious and stylish, it includes a comfortable living area, fitted kitchen, bedroom, shower room and vanity/dressing area, all complemented by quality fixtures and fittings.

It offers tremendous versatility and an enviable retreat for visiting family and friends, independent accommodation for older children or teenagers, or simply a luxurious space for guests to enjoy complete privacy.





Outside is where this home becomes a lifestyle.

The mature grounds have been thoughtfully landscaped and planted, creating a wonderfully private setting filled with colour, texture and interest throughout the seasons.

There are two ponds, including the particularly picturesque main pond with its own jetty. It is difficult to imagine a better spot to sit at the end of the day with a glass of wine, watching the light fall across the water beneath the willow tree.

An orchard adds to the quintessential country feel, while a charming summer house provides another place from which to enjoy the gardens.

For those who love entertaining, the covered outdoor dining area is perfect for gathering family and friends, allowing alfresco lunches and evening dinners to continue whatever the British weather decides to do.

From summer barbecues and drinks beside the pond to quiet Sunday mornings wandering through the orchard, the grounds have been designed not simply to look beautiful, but to be enjoyed.

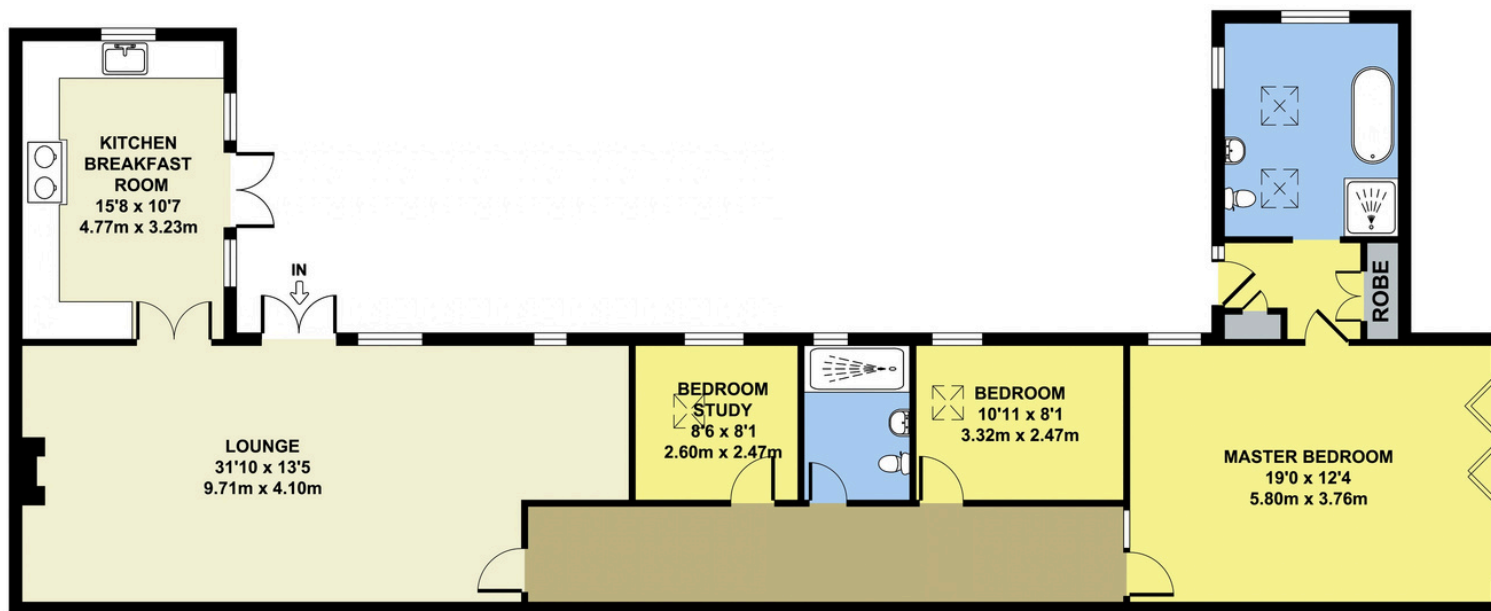
Despite the property's wonderfully secluded atmosphere, there is also ample parking for family and guests.



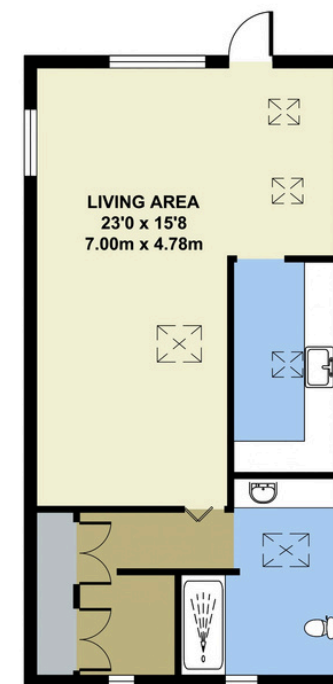








GROUND FLOOR



ANNEXE

Total approx area:
 173 sq. m
 1862 sq. ft.