



SOWERBYS

## OLD HALL FARM BARN

Badley Moor, Dereham,  
Norfolk, NR20 3BY





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- Stunning Red Brick Barn Conversion
- Award Winning Architecturally Designed
- Semi-Rural Location with Countryside Views
- Bespoke High Specification Throughout
- Superb Open-Plan Living Space
- Four Double Bedrooms (Three En-Suite)
- Two Delightful First Floor Balconies
- Large Double Garage and Workshop
- Pleasant Landscaped Gardens
- Offered with No Onward Chain

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Sowerbys are delighted to present to the market this truly spectacular and extremely high specification barn conversion. An outstanding example of a traditional Norfolk barn, finished to an exacting standard, with award winning architectural design and an immense level of attention of detail shown throughout which is simply staggering. Old Hall Farm Barn was converted approximately 10 years ago by the existing owners and is situated in the rarely available and highly sought after semi-rural position of Badley Moor on the southerly fringe of the market town of Dereham. Sitting proudly within landscaped grounds and with stunning views across the surrounding countryside, this well-proportioned home features extremely well-appointed accommodation arranged over two floors. Although the property feels lavishly spacious and offers the original features and design elements you would hope to find in a Barn Conversion; such as exposed original brick walls and solid oak timbers, vaulted and double height ceilings, it also feels intimate, warm and inviting. Furthermore, the barn seamlessly blends an excellent selection of highly complementary modern features such as the clever use of architectural glazing, a stunning bespoke staircase and suspended log burner along with a host of other breath-taking features throughout.

On the ground floor there is an abundance of reception space, the hub of any home has to be the kitchen and Old Hall Farm Barn does not disappoint here. There is a sizeable open-plan kitchen/dining/sitting room positioned centrally within the property, which comprises a luxury hand fitted shaker style Bryan Turner kitchen with an AGA as you might expect, as well as a host of integrated appliances. Off the kitchen there is a comprehensive utility room and again leading from the kitchen is a spacious sitting room and garden room with double height vaulted ceiling and glazed panelling which allows natural light to flood into this space. Each of these stunning rooms, although extravagant in height and proportions, still feel warm and cosy thanks to the exposed brick walls, Porcelanosa tiled flooring and a complimentary mix of contemporary features. Also noteworthy is the stunning hand-crafted staircase positioned between the sitting room and kitchen which leads up to the stand-out first floor mezzanine style landing. Continuing on the ground floor, to the rear of the Barn there is a large reception hall which grants access to an excellent ground floor bedroom with en-suite facilities, a separate shower room and a boot room, furthering the excellent flexibility to the accommodation in this impressive country residence.

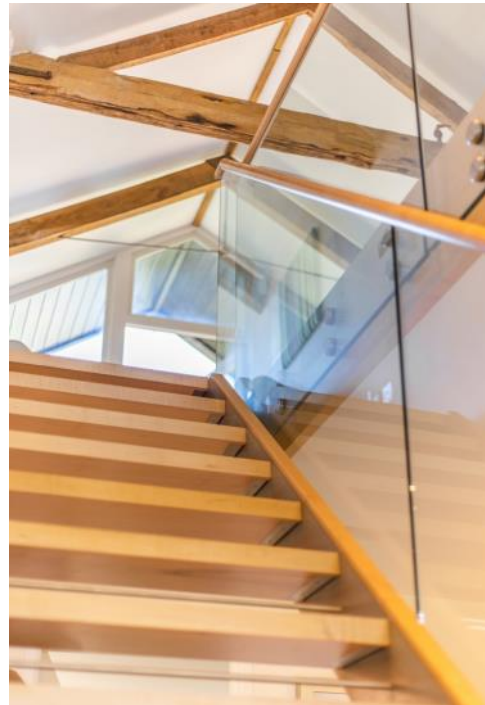
Moving to the first floor there are three double bedrooms, all with vaulted ceilings into the rafters, exposing the stunning oak beams. The principal bedroom includes exposed beams and joists and is an impressive room by any standards. This room is bathed in natural light with a feature window looking out over the ground floor sitting room and double doors out onto a balcony providing the perfect spot to read the morning papers with a cup of tea. The en-suite certainly doesn't disappoint with twin vanity wash hand basins, a walk-in shower and freestanding bath with Villeroy & Boch sanitaryware which is featured in most of the bathrooms. Bedroom two also enjoys its own en-suite, whilst bedroom three is well serviced by a separate shower room. Each of the first floor bedrooms are well served with built-in wardrobes and ample storage. Not forgetting the stunning first floor landing around which each of these rooms are apportioned - this is another stand-out space within this beautiful home with exposed timbers, ample space for a study area, a glass floor panel and its own balcony accessed via glazed doors. This space is almost worthy of being described as an additional reception space in its own right!

The property is not only beautifully presented inside and out, but is also incredibly practical due to the design and clever use of technology, we highly recommend a viewing to truly appreciate this remarkable property.































## OUTSIDE

Externally the property is approached over a long shingled drive, sweeping past paddocks owned by the neighbouring property, Old Hall Farm. The driveway opens out into a wide shingled area abutting the detached double garage with workshop space and a woodstore/storage to the rear with a high pitched roof providing additional eaves storage. In addition, a separate brick built shed provides additional storage space whilst housing the filtration system for the private water supply. The gardens sit mostly to the front elevation of the barn with views out over a pleasant pond with a small raised jetty and over to the paddocks and fields beyond. The gardens are mainly laid to lawn with an extensive stone terrace wrapping around the property providing several areas for alfresco dining and to enjoy the peaceful surrounds. To the side of the property there is a high brick wall providing shelter and further seclusion. The borders are well stocked with a range of mature shrubs and specimen plants with a pergola sitting centrally within the garden.













## BADLEY MOOR

Badley Moor occupies a pleasant semi-rural setting yet remains within in easy reach of the many amenities found 2 miles away in Dereham. Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow. Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the City. Norwich has an international airport and a mainline rail link to Liverpool Street, London.

## SERVICES CONNECTED

Mains electricity. Water supplied by private borehole & filtration system. Private sewerage treatment plant. LPG fired underfloor central heating. Telephone and broadband connected.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

E. Ref:- 2176-3005-5204-5579-7200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## AGENT'S NOTE

Old Hall Farm Barn is accessed via a private road for which the property has a right of access. There is a right of way to side of garage for Old Hall Farm to access the paddock for the purposes of maintenance to the rear of the property. Our vendors have advised that there is an option to purchase the adjoining paddock and pond to the front of the property, via separate negotiation with an alternative vendor.



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give representation or warranty in respect of the property.



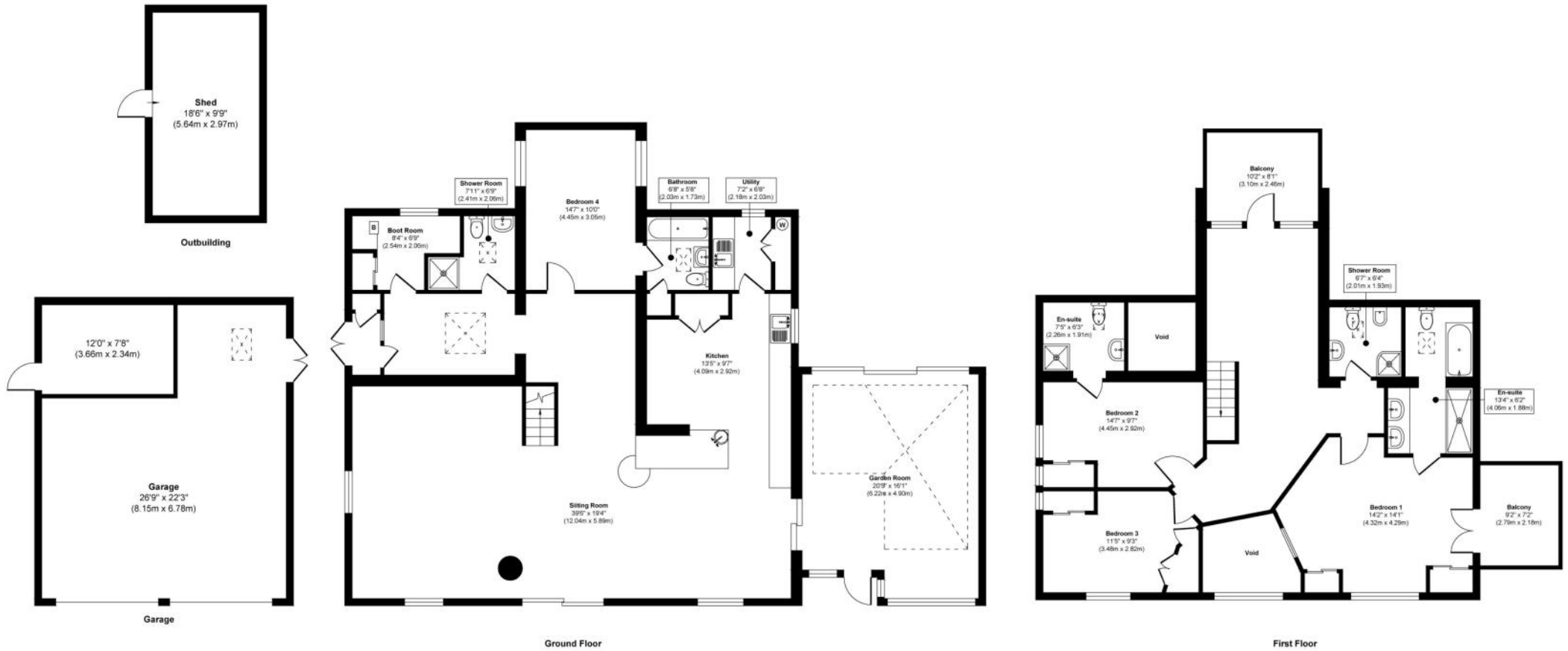


Illustration for identification purposes only, measurements are approximate, not to scale.

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