



THE STORY OF

Pipistrelle Farm

Tivetshall St. Margaret, Norfolk

SOWERBYS





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Pipistrelle Farm

Rectory Road, Tivetshall St. Margaret,
Norfolk, NR15 2EJ



Breath-Taking Barn Conversion

Grade II Listed

Abundance of Period Detailing and Character

Idyllic Setting With Sweeping
Lawns and Sun Terraces

Fine Well-Appointed Ancillary Accommodation

Five Stunning Bedrooms to the Main House

Wide Range of Outbuildings and
Further Potential to Convert

Approximately 4 Acres (STMS)



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“A slice of Norfolk country living, set within sweeping lawns and secluded sun terraces.”

Some people can see potential and others need to see the end result. When the owners of Pipistrelle Farm bought the property it was a shell with a substantial Grade II Listed, 17th Century barn at its heart, with derelict single storey barns and stables. Luckily, they have outstanding vision and in 2009 set about creating an incredible property, fusing spectacular attention to detail of a grand design and a very comfortable and versatile home.

What is clearly evident when walking around this capacious home, is the owners finished the build for them to live in and the high-end use of materials is apparent throughout. Their vision was to create the most amount of flexibility as possible and the ability for multi-generational living. A forever home they created.







At the heart of the principal barn is an outstanding double height reception hall and dining area with a full height window overlooking the garden. To one side is the informal living area, dominated by a simply breath-taking kitchen with a dramatic semi-circular island. The kitchen, with separate larder and wine store, is cleverly segregated from the family room with open vertical beams. It creates an open feel whilst giving the space a cosy ambience. To either side of the entrance is a large triple aspect drawing room with a door to the garden room, housing a substantial fireplace.

“...a simply breath-taking kitchen with a dramatic semi-circular island.”



Off the kitchen is a superb utility room with separate shower room, including both a full size shower and dog shower, perfect for cleaning up after a walk in the countryside. The vendors really have thought of everything. There is a ground floor bedroom suite with its own external access, making it perfect for an au-pair or Air BnB.



The first floor is divided into two halves. To one side is a truly spectacular principal suite with vaulted bedroom, dressing room, bathroom and mezzanine study. To the other side are two large bedroom suites, also with a mezzanine above.



“...outstanding double height reception hall and dining area with a full height window overlooking the garden.”











The single storey barns are in a 'U-shape' off the main barn, linked at the far end by a wall creating an enclosed courtyard. To one side is a triple garage and a covered entrance to the courtyard.

On the other side you will find Camellia Barn, which is currently set up as a business meeting space. With a kitchen, shower room, and its own access, the space could easily be adapted for use as a two bedroom annexe, with planning permission having been previously approved, or alternatively a games room.

“... fusing spectacular attention to detail of a grand design and a very comfortable and versatile home.”

There is a further garage, plant store, which is currently used as a home office, and triple bay cart lodge.

If all this accommodation isn't enough then there is also Gliders View, a detached barn conversion, which comprises a two bedroom cottage with integral garage.



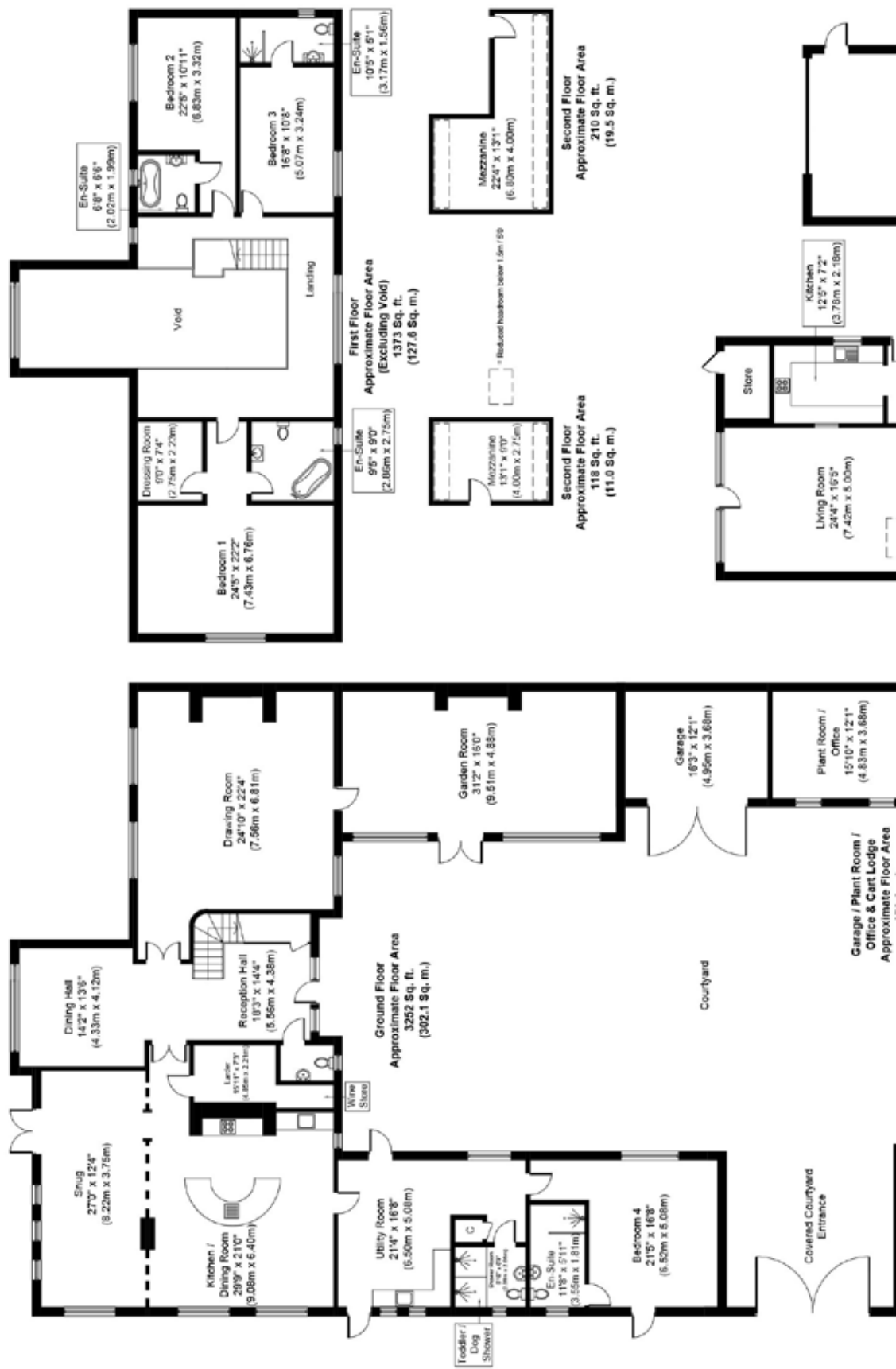
When you arrive at Pipistrelle Farm, you are drawn in through the brick pillars and gates onto the sweeping gravelled driveway. A hidden gem awaits. Set well within its grounds, the sweeping lawns with a mature tree line backdrop offers a true sense of countryside living. Fantastic entertaining terraces offer seclusion and a perfect area to enjoy the bird song tranquillity. The versatility of this beautiful home continues with the separate access to the additional accommodation, providing privacy for all.

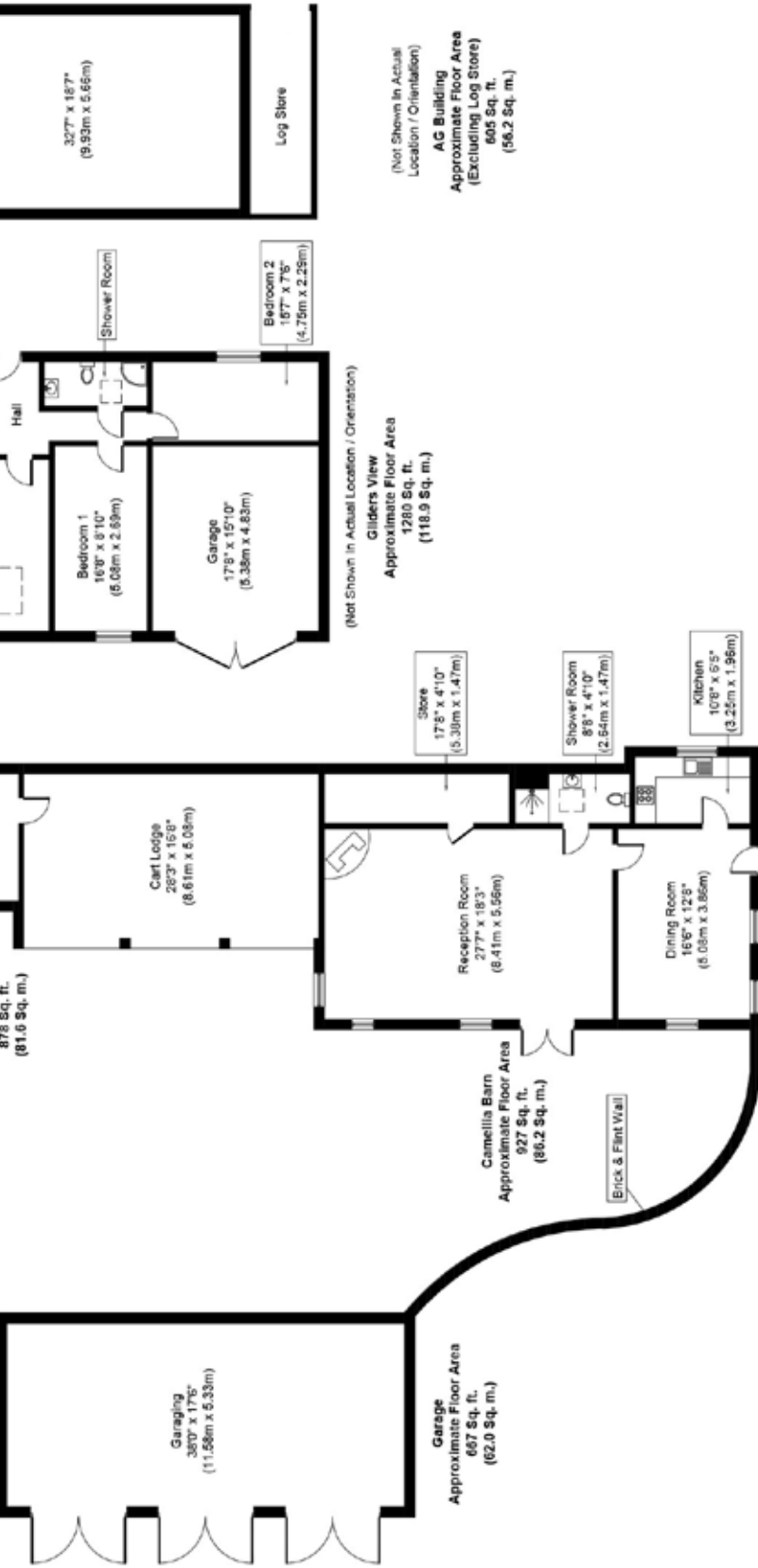
At night, Pipistrelle Farm comes to life with the atmospheric lighting transforming the property into a wonderful haven.





SOWERBYS — a new home is just the beginning





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS



Tivetshall St. Margaret



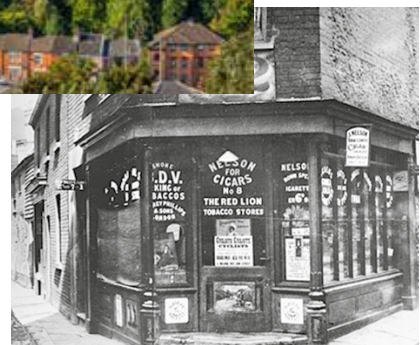
IN NORFOLK
IS THE PLACE TO CALL HOME



Peacefully nestled in the Norfolk countryside, close enough to enjoy British summertime on the beaches of the east coast, peruse the shops in historic cathedral city of Norwich, or cycle through the ancient trees of Thetford Forest, Tivetshall St. Margaret is a picturesque village located in the south of Norfolk.

Packed with period churches, timber-framed buildings and famously the six acre Diss Mere with central fountain and underground springs, the historic market town of Diss is just under 6 miles away, making the perfect base for touring the inland towns, villages and countryside of both Suffolk and Norfolk. Diss offers a wide array of amenities from boutique shops to supermarkets and blends character buildings with open spaces. There is a station with mainline links to London making it a perfect town for those relocating from city life but still needing the ability to be close to good transport links.

Set in the heart of East Anglia, the historic city of Norwich is within easy driving distance and has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals with stunning architecture.





Historic photograph of the city of Norwich.

“The historic city of Norwich offers stunning architecture in abundance, whilst still being a vibrant and ever evolving city.”



SERVICES CONNECTED

Mains electricity and oil fired central heating.
Private water supply and drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

This is a freehold property.

SOWERBYS



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