



Willow Barn
Tittleshall | Norfolk | PE32 2RG

MAGNIFICENT BARN



With a setting in the beautiful and unspoilt countryside between the villages of Stanfield and Tittleshall, this spectacular barn conversion standing in 1.25 acres (STS) has to be seen to be believed. With the exterior extending to some 3,900sq.ft, this 19th Century brick-built barn was originally part of the Holkham Estate and has been recently converted to the most incredible five bedroom (three with en-suites) luxury family residence with a full-height entrance hall featuring a mezzanine floor, spacious and versatile living areas including a main kitchen, a further kitchen/diner, sitting room, a first floor living room, dining room, cinema room, and wine cellar, while outside there is a swimming pool and outbuildings including a triple garage (with large first floor storage area), an office building with an ancillary kitchen and a storage area, and a further large storage building.







- Possibly the best example of a Rural Norfolk Barn Conversion
- Set beyond a Gated Entrance, away from the road on a Plot of approximately 1.25 acres (STMS)
- Beautifully converted to a high specification
- Main residence with Four Bedrooms, Cinema Room, Open plan Kitchen/Family Room
- Annexe with Kitchen, Sitting Room and En-Suite Bedroom
- First floor Sitting Room with views over Open Fields/Countryside
- First floor Master Bedroom Suite
- Outside there are covered 'Alfresco' Dining Spaces, Entertainment Room and covered Pool
- Some Outbuildings include Triple Garage Workshop with Studio above, Home Office
- Formal Gardens include lawned areas Off Road Parking and super Vegetable Garden

The Perfect Home

"We purchased Willow Barn back in 2017 and as soon as we saw it, we knew it was just what we had been looking for. It was a blank canvas having only previously been used for agricultural purposes and never before on the market with the planning permission to turn it into a home," the current owners said. "We wanted to retain as many original features as we could while also making it as energy efficient as possible by installing solar panels and energy efficient ground source heating, in addition to numerous other energy saving products." The Barn has 70 solar panels on the roof making it highly energy efficient, in the summer months it can generate enough electricity to power the whole house during the daylight hours.

"Originally called Wicken Barn, this barn was once part of the historic Holkham Norfolk Estate. There is a beautiful brick arch in the main entrance with two full height red brick spine walls inside the barn, and almost every room has at least one wall with the original red bricks exposed."

When asked about their favourite spaces at the property, the owners replied, "There are so many rooms that ooze character that it's difficult to choose just one. The upstairs lounge is a firm favourite as it looks out over the most stunning uninterrupted views of the countryside with the comfort of the log burner glowing in the corner of the room during the winter months. Then there's our master bedroom where you can peer out and see the swallows darting around the courtyard in the summer." "If we had to describe our time at Willow Barn, it's been an amazing experience from designing and building a home to suit the needs of four generations of family living, and then being able to live in such a beautiful home which is kind to the environment yet sympathetic to its past. It has so many wonderful features and we will certainly miss living here." The Heating and hot water comes from a highly efficient ground source heating and hot water system with the Barn having an A star energy rating this makes the Barn an Eco house. The lighting system is a Rako system with energy efficient adjustable mood lighting throughout the house. There are 4 professionally installed surround sound systems all linked throughout the house to create music throughout the house or amazing cinema sound in each of the dedicated rooms.



Outside

"There are so many outside areas to choose from but, without doubt, the grandkids' favourite has to be the heated swimming pool and the hot tub. And while the kids are playing, the rest of the family can enjoy a beer or two while watching the sports channel in the hot tub room!" the owners said. "This house really has so much to offer that we find ourselves at home most weekends just unwinding and enjoying being there." The Swimming pool is insulated and heated and designed to be used throughout the year which runs off the latest Air source technology and auto Dosing unit which keeps the water crystal clear.

Rural Peace

"This is a lovely peaceful area to live in, surrounded by wildlife and yet not far from the beaches or the local towns, and the beautiful historic city of Norwich is only a short trip by car," the current owners said. Surrounded by attractive countryside, the village of Tittleshall is approximately five minutes from Willow Barn by road and consists predominantly of period properties. Its village hall and local church, St Mary's, hold regular events throughout the year; a village fete is usually held in the summer and a harvest festival in the autumn. Nearer to Christmas, there are recitals by the local choir and other festivities in the church.

A stone's throw from Tittleshall, the village of Litcham offers village stores, a post office, public house, garage, church, a butcher's shop, primary school and secondary school and a doctors' surgery including a pharmacy. The celebrated beaches of the north Norfolk coast are around an eighteen-mile drive away, and if the amenities offered by a town are required, then the market town of Fakenham is approximately eight miles by road with a range of shops and supermarkets, a weekly market, cinema and regular meetings at Fakenham Racecourse.











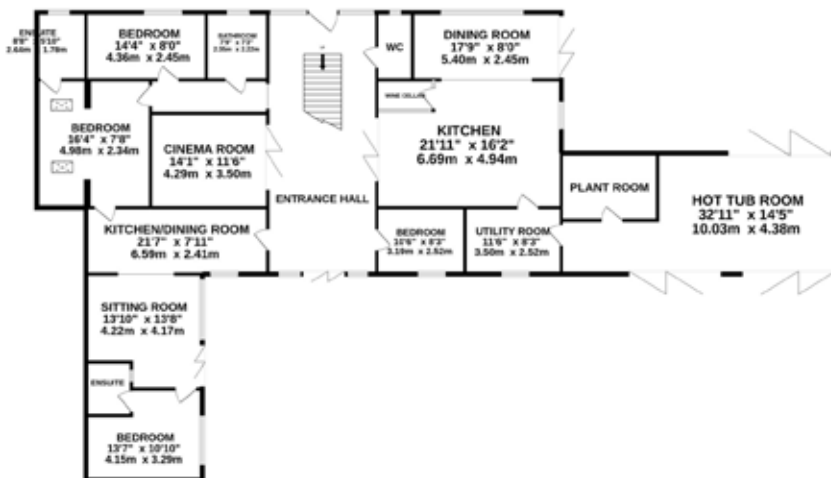




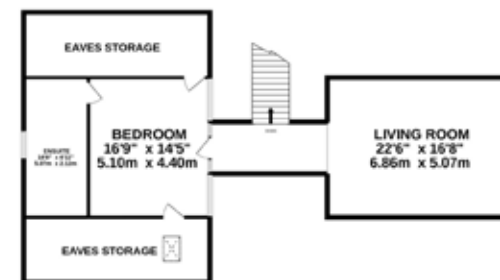




GROUND FLOOR
2702 sq.ft. (251.0 sq.m.) approx.



1ST FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 3895 sq.ft. (361.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



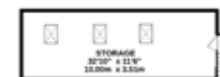
GROUND FLOOR
1395 sq.ft. (128.2 sq.m.) approx.



TOTAL FLOOR AREA : 1696 sq.ft. (157.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

1ST FLOOR
260 sq.ft. (24.0 sq.m.) approx.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Tittleshall is a pretty village which boasts a good range of traditional, character homes. Although, a small village there really is plenty to do, there is a village hall, cinema club, Tittleshall Walkers who enjoy local walks along the footpaths and quiet ways of the village and surroundings, a reading group and a yoga club. In addition to these there are also Coffee Mornings, a ladies/ male voice choir and a mobile library. There really is a fantastic opportunity to immerse yourself into a typical Norfolk village lifestyle. The highly popular 'all through school' is found in the neighbouring village of Litcham.

How Far Is It To?...

Tittleshall is situated approximately 9 miles north-west of the market town of Dereham, 6 miles south of the market town of Fakenham and within 30 miles of the historical city centre of Norwich. There is an abundance of local amenities within these market towns and also a wealth of attractions including, the Thursford Collection, Penthorpe Park and of course Fakenham Race Course. The Cathedral city of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools in both the private and public sectors. Norwich also has its own rail link to London Liverpool Street and an international airport.

Services and District Council

Underfloor Heating, Mains Water and Sewage Treatment Plant

There is a state of the Art Control 4 system at the heart of this house where you can monitor or adjust all of the lighting and sound system as well as camera monitors outside and an Alarm system in the house and Garage.

Breckland District Council

Council Tax Band G £3296.63 PA

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A	111 A	120 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fine & Country Fakenham Office
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

