



Nutts Barn
Necton | Norfolk | PE37 8HZ

ATTRACTIVE BARN CONVERSION



Set on the edge of the popular village of Necton is this 3 bedroom detached pretty red brick barn conversion, surrounded by farm land and having over 3 acres of its own land to appreciate and use. There is an additional annex, called Little Barn, housing a guest room/ games room with ensuite. There is an outdoor undercover eating and kitchen area with a wood-fired oven, and private garden to the rear. Options to re-create the good life, with its grounds and rural location, yet still the convenience of being on the edge of a village.







- Beautiful Detached Barn Conversion
- Three Bedrooms – Two with Ensuites
- Annex with Ensuite
- Set On a Plot of Over 3 Acres
- Ample Driveway Parking & Garage
- Handmade Country Style Kitchen/Diner & Sitting Room with Log Burner
- Countryside Views
- Set On the Edge of The Popular Village Of Necton
- Outdoor Kitchen & Seating Area
- Total Accommodation extends to 1955sq.ft
- Energy Rating D

A long driveway leads to an attractive barn surrounded by fields and the property's own grounds and garden. The ground floor offers a study/bedroom, WC, utility/boot room, sitting area, large handmade kitchen/diner, covered outdoor kitchen with wood-fired oven, leading to a games/guest room with ensuite.

Upstairs has two bedrooms both with ensuites, one with a bath and the other with a shower and an additional eaves room, currently used as a gym. Both bedrooms have wooden flooring throughout and have extra light from the roof sky lights. 'The sunsets from the master bedroom are beautiful.'

The entrance hallway has pamment flooring which continues through to the kitchen/diner, a lovely space with modern coloured cabinets and leathered granite worktops, it houses a Sandyford oven which provides hot water and heating, this makes the kitchen very cosy in the winter months as well as an induction hob and electric oven. A Quooker tap providing instant boiling water is installed. There is a breakfast bar and an ample dining room for a large table. The handmade bespoke kitchen was created by Bryan Turner kitchens - a beautiful design with some curved cabinets for an additional handmade touch.

The sitting area is neutral in colouring and houses a working wood burner to make the winter evenings cosy. The floor to ceiling windows are lovely to look outside to the grounds and the animals. At night you can see Little Owls perching on the fence posts, in the day, kestrels hovering over the fields. Winter nights in the front room with the fire on and a glass of red wine are lovely.

The games room/guest room, made with local oak beams, is separate from the main barn. Called 'Little Barn' it's an added attraction for family evenings, or for family and friends to appreciate staying at this lovely barn in its rural location. For those who love to entertain, the outdoor kitchen, with its beamed roof, spotlights and heaters, is a social and cooking haven for those who like to appreciate the inside while being surrounded by the outdoors. The kitchen holds lots of memories for the current owners – they love to make pizza in the woodfired oven or to BBQ whatever the weather. It's a lovely place to sit with friends.



The current owners said this about the property, 'We wanted to start a smallholding – chasing the good life! – Nutts Barn had everything we needed. The previous owners kept horses here, we've kept the shelters and fencing but made the fields suitable for livestock too.

'We have rare breed pigs, sheep, Dexter cows, turkeys – for Xmas – and free-range hens for eggs. The new owners could do the same or return to keeping horses if they wished. We've been here for eight years, in that time we've added a polytunnel, greenhouse, fruit cage and veg patch outside. 'Behind the main house, we converted what was a tumbledown barn into an annex. The annex is our games room and a guest room with ensuite shower room, we call it Little Barn. There are hidden, wooden bifold doors on the front wall of Little Barn so you can open it to let the outside in. Little Barn has oak beams from Norfolk. Linking the house and Little Barn is a covered, outdoor kitchen - this is in the style of a cart house with wooden beams. It's enclosed on three sides and is lovely and airy. It also has a pizza oven, sink and heating. Rain or shine, we can sit out there and enjoy food and nature.

'Nutts Barn is named after William Nutt who used to farm the land here. It was once a strawberry farm. The house was a pig shed. When we bought it, it appeared on Escape to the Country.

'Little Barn is a favourite, when guests come to stay, there's a pull-down bed and an ensuite, so it's a self-contained space for them'. The outdoor kitchen holds lots of memories – You can make pizza in the woodfired oven or to BBQ out there whatever the weather. It's a lovely place to sit with friends. It feels special. The outdoors is separated into different areas. The covered kitchen, which has room for a large table. Then behind the house is a small, enclosed back garden, which leads into the outdoor kitchen, Little Barn and also a boot room - it's perfect for dogs, you can let them out of the house knowing they are safe. To the front and side of the house is a large lawn – this is where you could sit and eat on sunny days. The polytunnel, greenhouse and veg patch are on the edge of this lawn. Then there are the fields out in front of that lawn, which are fully enclosed and split into four paddocks – two have the former horse shelters in them.

Nature and the rural environment allows badgers, Little Owls, and we hear Barn Owls and Tawny Owls at night. Bats swoop around. Deer make an appearance, as do lots of rabbits! Birds of prey are often seen swooping – a kestrel hovers over the fields. Crows live in one of the biggest trees and often chase Red Kites and buzzards away - all to be seen and heard from the barn and its grounds.

Bees and butterflies habitat the small wildflower area. Around the edge of the paddocks there's a grass pathway bordered by trees. Perfect to forage the cobnuts, elderberries and blackberries. There are sloes to pick for anyone who likes gin! Also, wild garlic here and there. It's rare to get a family-sized house with a good amount of land – usually they are big houses – this is a manageable house that could suit a couple or family, who wanted some land attached. Properties with land are often rural, being on the edge of a lively village means you are not cut off. It is heaven for anyone who loves food and cooking.











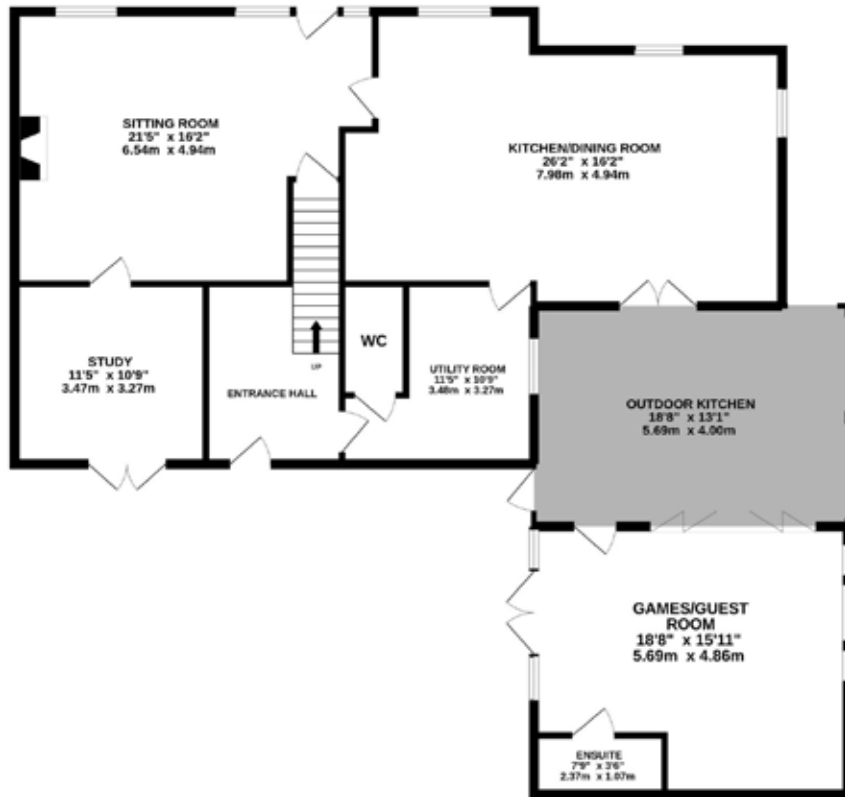




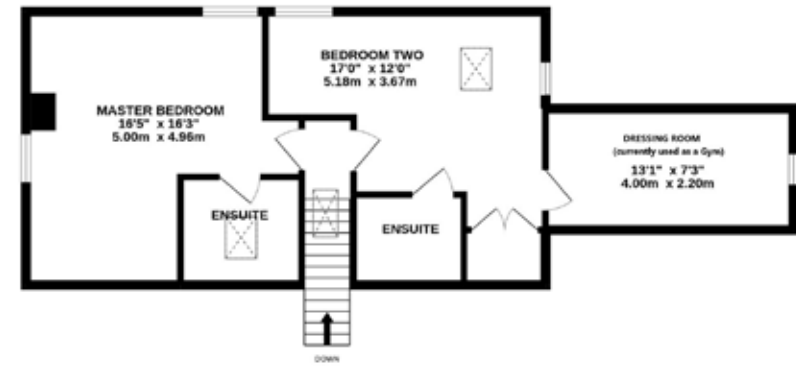




GROUND FLOOR
1349 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1955 sq.ft. (181.6 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.
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Lovely Village Community

The village has good amenities including a good primary school, playground, playing fields with plenty of sporting events, and lively village hall and church, as well as a well-regarded pub with restaurant. There is a butcher's, post office and petrol station with supermarket.

The market towns of Swaffham, just over four miles away, and Dereham, 8 miles, have independent stores and supermarkets. The cathedral city of Norwich is 25 miles away, and has good park and ride facilities. Mainline train stations are at King's Lynn and Downham Market, with direct trains to London and Cambridge.

"The house has lots of character and a lovely garden that is not overwhelming," say the vendors, "it is in a quiet location, but everything in the village is within walking distance, and there is good access to the A47 – so you have the best of both worlds."

Services and District Council

OFCH, Mains Water, Cesspool
 Breckland District Council
 Council Tax Band E £2452.22 pa

Tenure

Freehold



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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