



S

THE STORY OF

West Barn

Mulbarton, Norfolk

SOWERBYS

A decorative letter 'S' logo in a serif font, colored in a light green shade.

THE STORY OF

West Barn

Paddock Farm, Norwich Road, Mulbarton, Norfolk
NR14 8JT

Abundance of Character

Vaulted Ceilings and Versatile Space

Charming Established Garden

Self-Contained Annexe

Separate Studio

Parking for Several Cars

Convenient for Countryside and Rural Walks

A Locally Renowned Farm Shop on the Doorstep

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“Having a farm shop on your doorstep, countryside walks, access to the city and the coast - this location’s been perfect.”

For those seeking a country life, yet still needing convenience to city amenities in Norwich, the location of West Barn does not get much better.

In addition to having a farm shop and butcher on its doorstep - perfect for when you need some groceries but don't wish to take the car - this is a great home for those who loving entertaining.

The access to the rural walks in the

local vicinity was one of the principal attractions for the current owners when buying the property 17 years ago and will certainly be one of the things they miss the most.

With convenient access to the A47, it makes it ideal for those wanting to explore the Broads and the coast to the east but also for access to the A11 towards Stansted and London.

The barn had not long been converted when the vendor bought this home, but like many new properties or conversions the landscaping was a blank canvas.

The owner has spent the last 17 years creating an established green oasis with a wide array of mature shrubs and trees giving seclusion and privacy and wrapping around the barn ensuring all rooms get a garden view. Our clients are particularly fond of how the rooms fill with light as the sun moves around.

“We’ve loved having our secluded and private garden with fantastic views of it from all rooms.”

In addition to the main house is a self-contained studio which would be perfect for artists or those running a business from home. It also has a west facing window enjoying the sunsets.



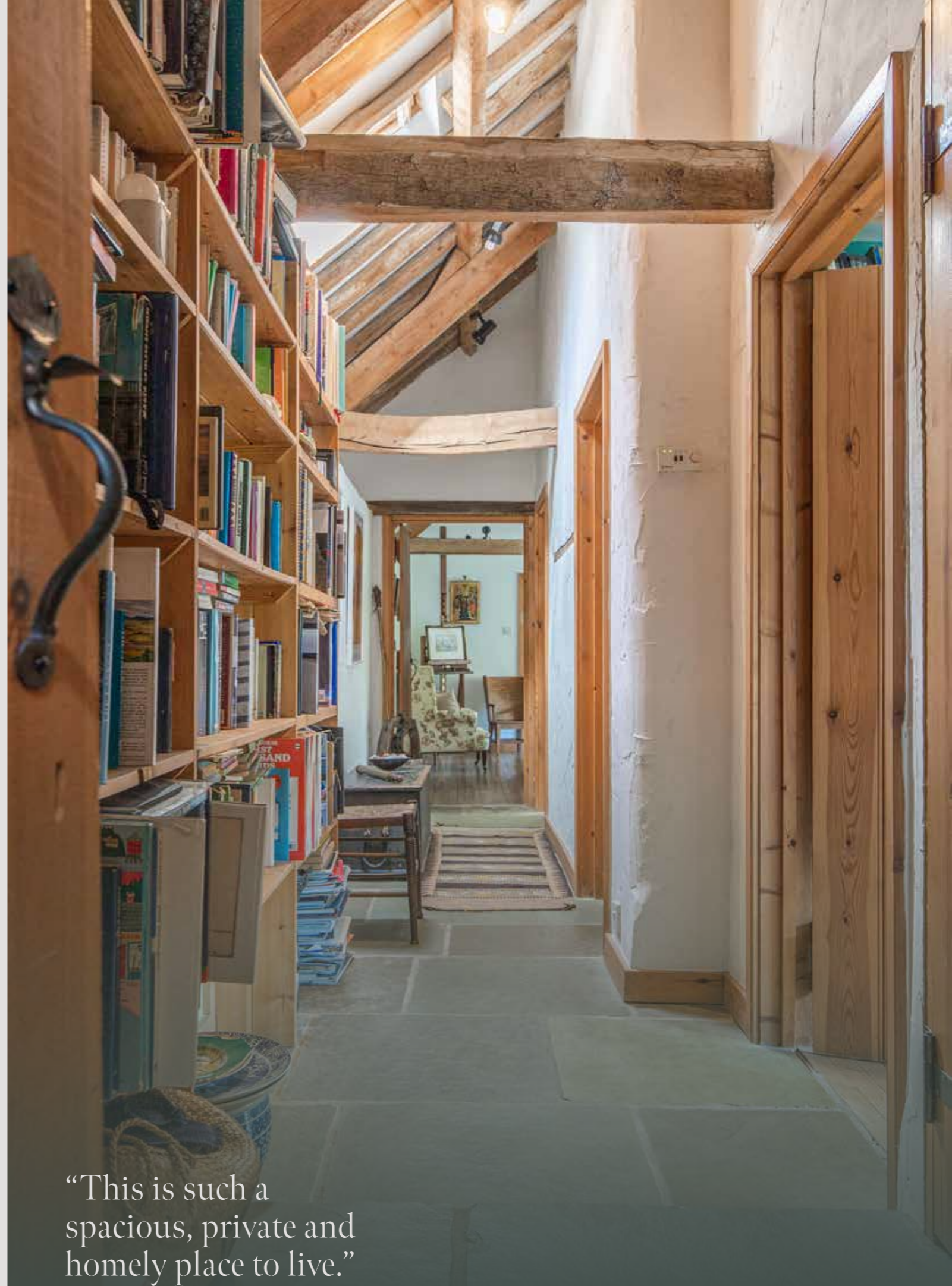


There is so much character throughout the barn with exposed timbers, brickwork and vaulted ceilings.

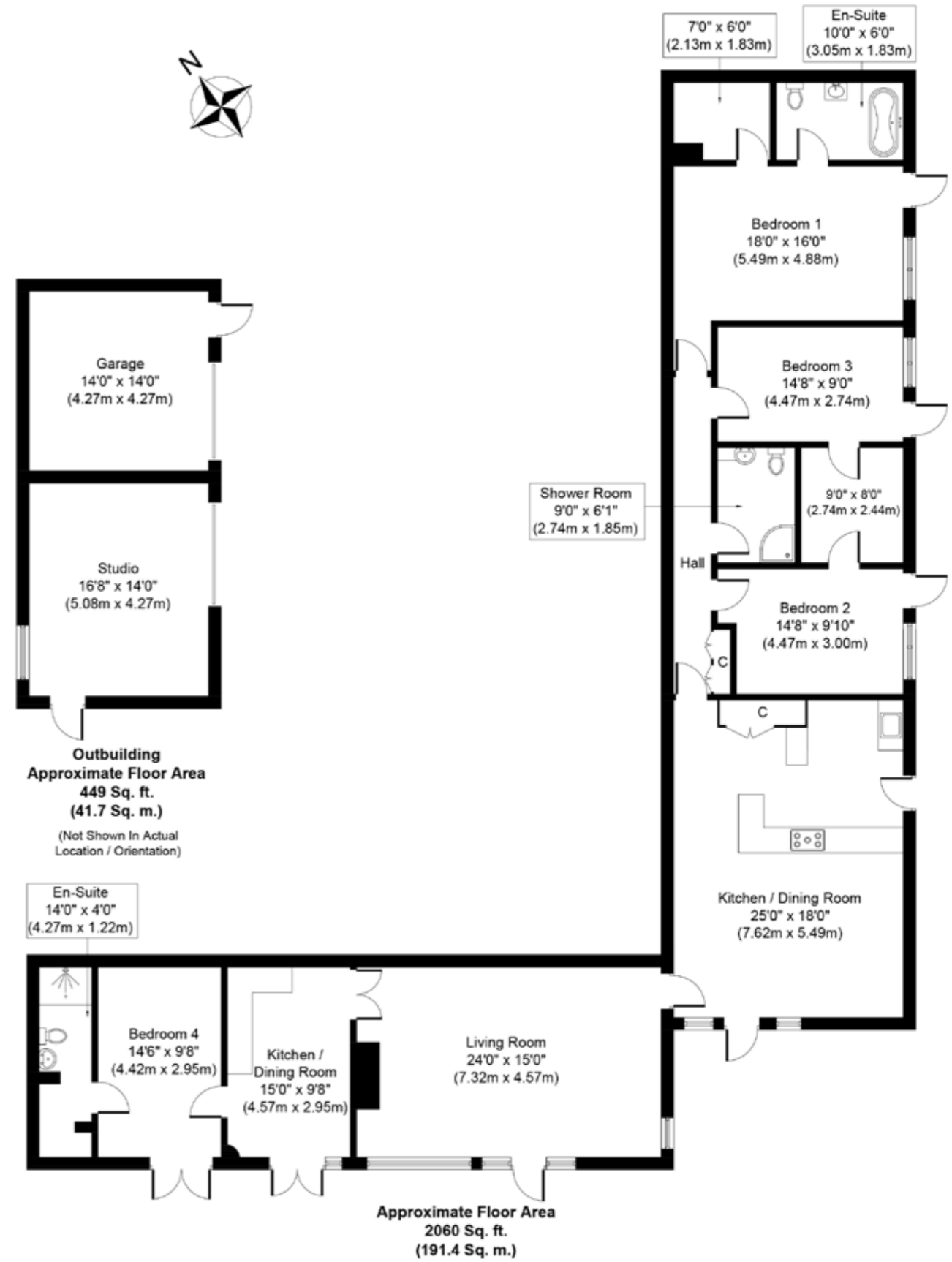
The layout is also very well-arranged with the living space being to the front including an open plan kitchen/dining/family space. A corridor leads to the rear wing giving access to all of the bedroom accommodation.

From the main sitting room you can enter the annexe. This makes it ideal for those requiring the space internally but it also has independent access giving it superb potential for multi-generational living or for a holiday let, subject to necessary consents. With two driveways there is plenty of parking and this means the annexe could be afforded separate parking from the principal barn.





“This is such a spacious, private and homely place to live.”



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.

ALL THE REASONS



Mulbarton

IN NORFOLK
IS THE PLACE TO CALL HOME



A village and civil parish located south of Norwich, Mulbarton is just over six miles away from the city centre.

Mulbarton has a primary school, an academy, a village shop and a supermarket, a chemist, a post office, dentist, doctors and many more services and organisations.

This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th

Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There is also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



“The sun lights up each room at different times of the day.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Underfloor heating along with a Genvex heat recovery and home ventilation system.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 1232-4020-5209-0709-1292

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.

TENURE

Freehold.

AGENT'S NOTE

The property has rights of way across Paddock Farm to its own private driveways.

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 firm's employment has the authority to make or give representation or warranty in respect of the property.

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