



THE STORY OF

1 Pond Loke

Ashill, Norfolk

SOWERBYS

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Ashill, Thetford, Norfolk
IP25 7FL

An Exquisite, Detached Barn Converted in 2017
Standing Proud within a 0.66 Acre (STMS) Plot
Residing on the Edge of a Thriving Norfolk Village
Far Reaching Countryside Views

Dual Aspect Sitting Room and Study

Kitchen/Dining Room and Separate Utility

Three Bedrooms, En-Suite and Family Bathroom Upstairs

Lawned Grounds Enclosed by Post and Rail Fencing

Featuring a Pond, Attracting an Array of Wildlife

Ample Parking

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“Taking in the view of the pond from the lounge is our favourite part of the house.”

With far reaching open countryside views, a generous plot of 0.66 acres (STMS) and a quiet, picturesque spot within the heart of Norfolk, this barn truly offers your very own haven to escape everyday life. A feature of the development is the pond which resides within the boundaries of the property and has been thoroughly maintained by the current owners. It has been stocked with a variety of fish and an range of natural, seasonal flowers attracting an array of wildlife.

Residing on the edge of the thriving Norfolk village of Ashill, this exquisite, detached barn conversation stands proud at the beginning of an exclusive, private

development of barns, formerly part of Old Hall Farm, used as a cart-shed. The barn was converted in 2017 by a local builder, finished with traditional materials to the exterior finish using superb waney-edge cladding, underneath a pantile roof and accompanied by a double garage finished in the same style.

The internal space was sympathetically finished, retaining the exposed structural timbers which contrasts beautifully with the contemporary high-quality finish. Although the barn is a little over five years old, the owners have further improved the property by replacing the carpets to the entire property as well as the bathroom suites to an extremely high standard.



To the ground floor, you are greeted by a spacious reception hallway, featuring a solid oak staircase rising for the first floor. The sitting room is located to the front of the property and features views not only across the pond but fields to the other aspect, making this a great place to entertain or relax. The kitchen/dining room is of a similar size to the sitting room and enjoys a dual aspect, and again is a great place to host dinner parties or gather together as a family.

“If we had to describe our home in three words, we would have to say peaceful, relaxing and spacious.”

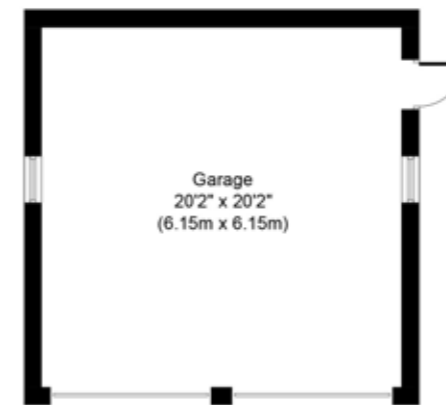
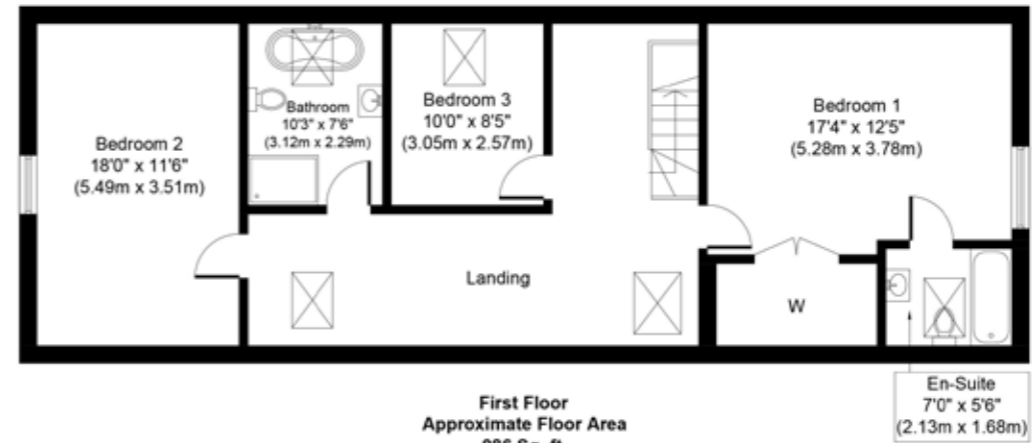
If you are looking for a place to work from home or require a place for your hobbies, there is a study off the kitchen. Furthermore, there is a separate utility directly off the kitchen housing the downstairs cloakroom.

Upstairs there are three bedrooms accessed from a spacious landing, an ideal spot in the house to pull up a chair and read a book. Bedrooms one and two are a great size and offer a view of either the pond or rolling countryside. In addition, there is an en-suite, built-in wardrobes and a family bathroom.





The property is entered through a five-bar wooden gate onto a shingled driveway which provides ample parking in addition to the double garage. There is a recently repointed pathway which leads to the garage and around the side of the barn. The grounds consist of lawns which are enclosed by post and rail fencing.



(Not Shown In Actual Location / Orientation)

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

Ashill

IS THE PLACE TO CALL HOME



Nestled between the market towns of Swaffham and Watton for convenience, Ashill is the epitome of mid-Norfolk living.

The village is quaint, the road through meanders alongside cottages, a community centre and village pub.

The parish church of St Nicholas peers over the wall. Dating back to the 14th century, the church stands close to a group of houses that form the oldest part of the village.

The thriving, historic market town of Swaffham offers an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports

activities, including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

In each direction a different taste of Fen-land lifestyle calls to be enjoyed. To the west, Hansatic King's Lynn sits on the River Great Ouse with direct rail link to London and Cambridge.

Royal Sandringham Estate sits just outside the port town and beyond, the shores of the sought-after north Norfolk curve around the coast. years. Around 25 miles east, the cathedral city of Norwich offers an abundance of stores.

Leaving field views behind, Thetford forest lies south on the border to Suffolk.



Note from the Vendor



Castle Acre Priory (10 miles away)

“Castle Acre is our favourite place to explore nearby, there are some lovely walks.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity, oil fired central heating and septic tank drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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

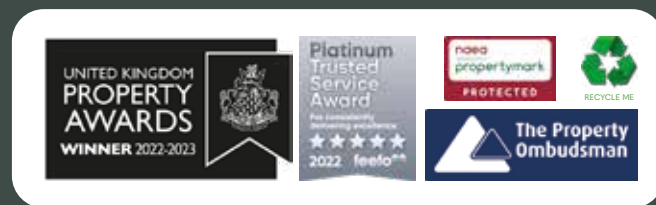
Freehold.

LOCATION

What3words: ///passages.trouser.defectors

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