



THE STORY OF

Field Barn

Great Dunham, Norfolk

SOWERBYS



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Field Barn

Castle Acre Road, Great Dunham, Norfolk
PE32 2LW



A Quintessential Brick and Flint Norfolk
Barn Believed to Date Back to 1888

Sitting Proudly on ½ an Acre (STMS)

Spacious Open-Plan Living Area with Stunning
Contemporary Architectural Features

Three Double Bedrooms

Separate Creative Space to the Rear of the Property

Stunning Countryside Views

Double Bay Cart Shed with Power Supply
Ready for an EV Charging Point

Purpose-Built Workshop



SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com



“The double vaulted ceiling showcases the wonderful architectural details.”

Field Barn is positioned perfectly in the mid-Norfolk countryside, only a short drive outside the village of Great Dunham. This property is the epitome of barn living, surrounded on three sides by fields and the original farmhouse to one side - your only neighbour for some distance.

The property is laid out in an open-plan configuration, with the kitchen/living room coming just off the entrance hallway. When you step into this room, you are not sure whether to gaze out

at the beautiful English garden and countryside backdrop, or simply admire the beautiful double vaulted ceiling that showcases the wonderful architectural details. With striking structural beams blended with modern and contemporary details such as the stainless steel glass and oak railed staircase, this room is visually magnificent, yet has been cleverly designed. To one side, beneath a lowered ceiling, there's a living/snug area that beckons you to sit down as soon as you enter.





If the snug places you into ultimate relaxation, the kitchen/dining area will be a refreshing change. It is an inviting space where guests naturally gather around the wonderful kitchen island for some conversation, drinks and snacks while dinner is being cooked. Once the meal is ready, a short walk to the table awaits, where you can sit and enjoy breath-taking views all year round from the large dramatic windows facing both south and north. Directly off this room is a very practical utility/preparation kitchen for added convenience. In addition, the ground floor boasts a versatile space to the rear, which the current vendor has transformed into a peaceful retreat for writing, painting, or simply reading.

“The kitchen/dining area is an inviting space where guests naturally gather...”

Upstairs and on the large mezzanine, the grandeur of the living room is really appreciated with wonderful views not only of the Norfolk countryside but the room below. The current vendor uses this area as a library and has loved coming up with a glass of wine in hand to get lost in a great book. The space has also been used for a work from home office space.

Further along are three double bedrooms, the principal bedroom stretches the full width of the barn with a private en-suite shower. The remaining two rooms share the modern family bathroom.





“Field Barn is the epitome of barn living, surrounded by fields to three sides...”



Standing outside and looking at the property, you cannot help but marvel at the exquisite grandeur of this enchanting Norfolk barn. Its construction, a perfect blend of flint and brick, epitomises the style and craftsmanship of its era.

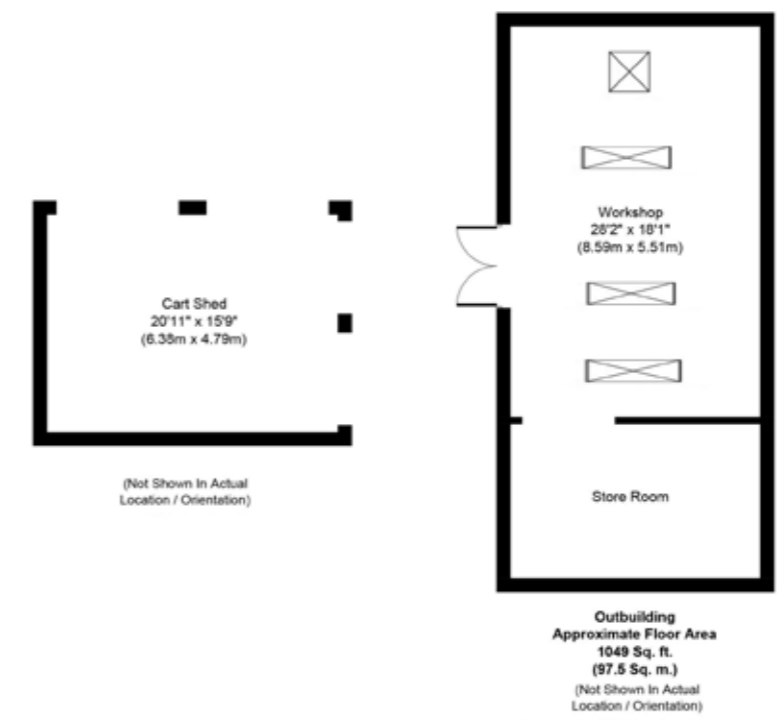
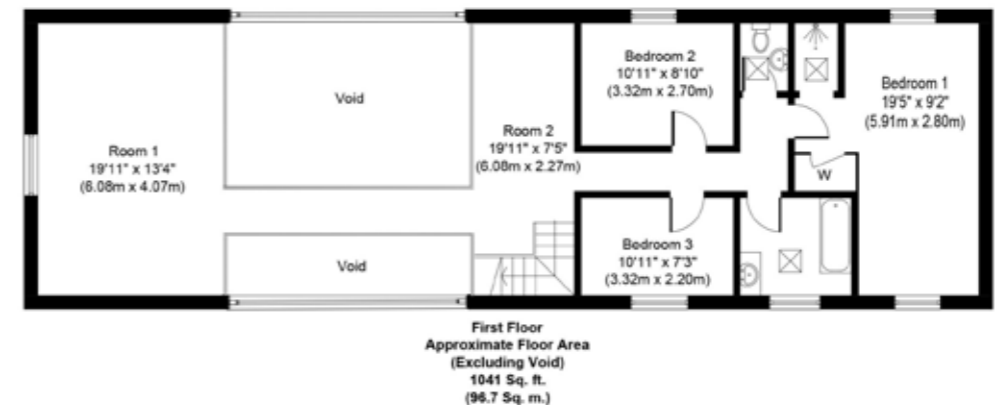
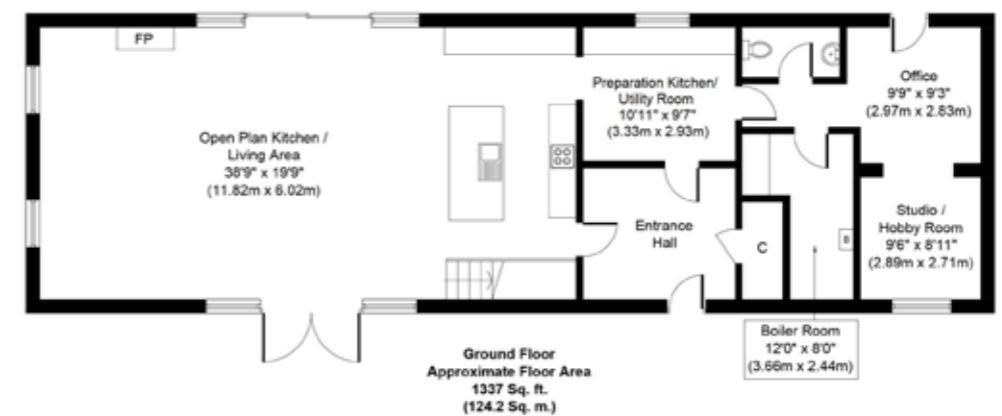
As you approach the front of the property, there is a double bay cart lodge equipped with a power supply, ready to accommodate an EV charging point. Additionally, there is a purpose-built workshop with power.

As you venture to the back of the property, a vast garden awaits, boasting a blend of verdant lawn and mature foliage, accented by meandering paths. And as a picturesque backdrop, sprawling fields stretch as far as the eye can see.





“As a picturesque backdrop, sprawling fields stretch as far as the eye can see...”



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

Great Dunham

IN NORFOLK
IS THE PLACE TO CALL HOME



A small, pretty village with a friendly community. Great Dunham is ideally situated just 1.5 miles north of its

sister village, Little Dunham, 7 miles from Swaffham, and it has great access to the A47. If you need to travel further afield then King's Lynn, with its excellent rail links, is just 15 miles away.

The village, which has an ancient church and a primary school, is surrounded by rolling countryside making it a great location for those wishing to enjoy walking or cycling. For those with older children, the popular Litcham High School is nearby too.

Regular coffee mornings, yoga classes, martial arts lessons and even quiz nights are hosted at

the local Village Hall, which can also be hired for private use.

The nearby historic and thriving market town of Swaffham provides 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, 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', plus there are plenty of local activities to enjoy and entertainment including theatre, open gardens, nature reserves and more.



Note from Sowerbys



The views at Field Barn.

“When it comes to the scenery, it’s hard to deny that the setting is absolutely breathtaking.”

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SERVICES CONNECTED

Mains electricity, borehole water supply, ground source heat exchange with underfloor heating on both levels and drainage by WPL diamond sewage treatment plan.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2045-3024-8202-1817-5200

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: ///fuel.plodding.charmingly

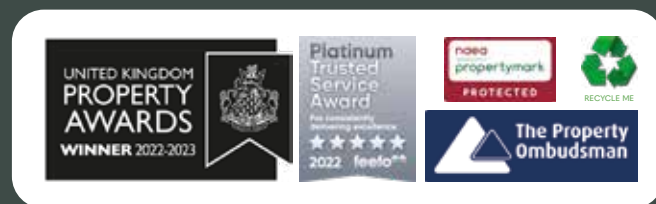
AGENT'S NOTES

The garage/workshop to the front of the property is subject to an overage if converted to a residential dwelling.

We have been made aware of current planning permission for a solar farm on land south of Castle Acre Road. The farm is two fields away from the property and will not be visible from the house.

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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