



Rectory Barn
Tinkers Lane | Reymerston | Norfolk | NR9 4ET

SET IN ITS OWN GROUNDS



“If you want the peace and tranquility of country life, but you don’t want to be cut off from civilization, this barn offers the perfect balance. Beautifully and thoughtfully converted, it offers seclusion and privacy within gated gardens approaching 2 acres, whilst being part of a small village community.

On a quiet road, just a few miles from the gorgeous Georgian town of Hingham, it’s a great choice for any couple or family looking for a more leisurely lifestyle.”



KEY FEATURES

- A fantastic Converted Barn, set in its own Grounds in the Village of Reymerston
- Six Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite and Walk-In Wardrobe
- Kitchen with Separate Utility Room and WC
- Large Main Reception Room and Garden Room
- Dining Room and Snug; Study/Bedroom Six
- Double Garage with Inspection Pit and Double Cart Lodge plus Shed
- The Grounds extend to approaching 2 acres (stms)
- The Accommodation extends to 3,814sq.ft
- Energy Rating: C

This property ticks all the boxes on your list – space, inside and out, high quality, plenty of character, a private position, beautiful surroundings, mature gardens, set on the outskirts of a little village within easy reach of shops, schools and more. Seriously comfortable and very impressive, this is a home you need to see.

Worth The Wait

The owners first spotted this barn back in 2007 when they were on the hunt for the perfect property. "We wanted a detached home on the edge of a village, in its own grounds, away from traffic noise and not neighbouring a farm. We couldn't find anything to fit the bill. One day we walked past this and agreed it was exactly what we were looking for but sadly wasn't on the market. Two years later, still searching, we saw it up for sale! We viewed the very next day and moved in shortly afterwards. It's a very special place and it was worth the wait!" It's also surprisingly economical to run, with an efficient wood-pellet boiler and solar panels with a high index-linked tariff running until 2035.

Beautifully Bespoke

The barn was converted in 2002 with great attention to detail. Where possible, the builders used reclaimed materials, such as old oak timbers and floorboards. The hardwood floor in the dining room was once part of a sprung dancefloor at RAF Watton, so it's a unique and very attractive feature. The layout has been well designed and centres on a magnificent reception room with full-height area and soaring ceiling in the centre, so you appreciate the scale and structure of the barn. This reception is ideal for social gatherings but also feels cosy with the log burner blazing away when you're home alone.





KEY FEATURES

Sunny Aspect

There's a sunny, south-facing garden room off the main reception, with the handmade Kestrel kitchen at the other end leading to the snug and dining room. This means that even with a houseful, you can always find a quiet spot if you prefer. There are three double bedrooms and a bathroom with separate shower on the ground floor, while upstairs, the remaining three bedrooms include a luxurious master with walk-in wardrobe and an en-suite with bath, shower, and his and hers basins.

At Home With Nature

The owners enjoy seeing plenty of wildlife here, including deer, hares and woodpeckers. They've totally transformed the gardens, with plenty to view throughout the seasons, including hundreds of daffodils every spring. The sweeping lawns are perfect for family games of croquet, or camping out in summer, and you're totally private. Close the electric gates and you're in your own little world! This is a very small village, so it's not a lively place, but there is a friendly community here, with events centred on the village hall. When you want to get out and about, the beautiful Georgian market town of Hingham is the nearest place, just down the road with an excellent pub, tea shops, schools, shops, an art gallery, tennis club and more.

Agents Note

The owners are retaining the parcel of land to the north of the barn, which is delineated currently by a small hedge, and are in the process of having an executive single storey property built for themselves to live in, with completion estimated in late 2023, early 2024.





























INFORMATION



On The Doorstep

The village of Reymerston is just off the Garvestone to Hingham Road in Mid Norfolk. The beautiful Georgian market town of Hingham is 3 miles to the south with a large range of amenities including a superb public house, a very good small store, dental and doctors surgery, newsagent, bakery, butchers and takeaways as well as a primary school. The market towns of Wymondham, Attleborough and Dereham are between 5 and 8 miles distant and they provide a large range of amenities associated with large market towns. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?

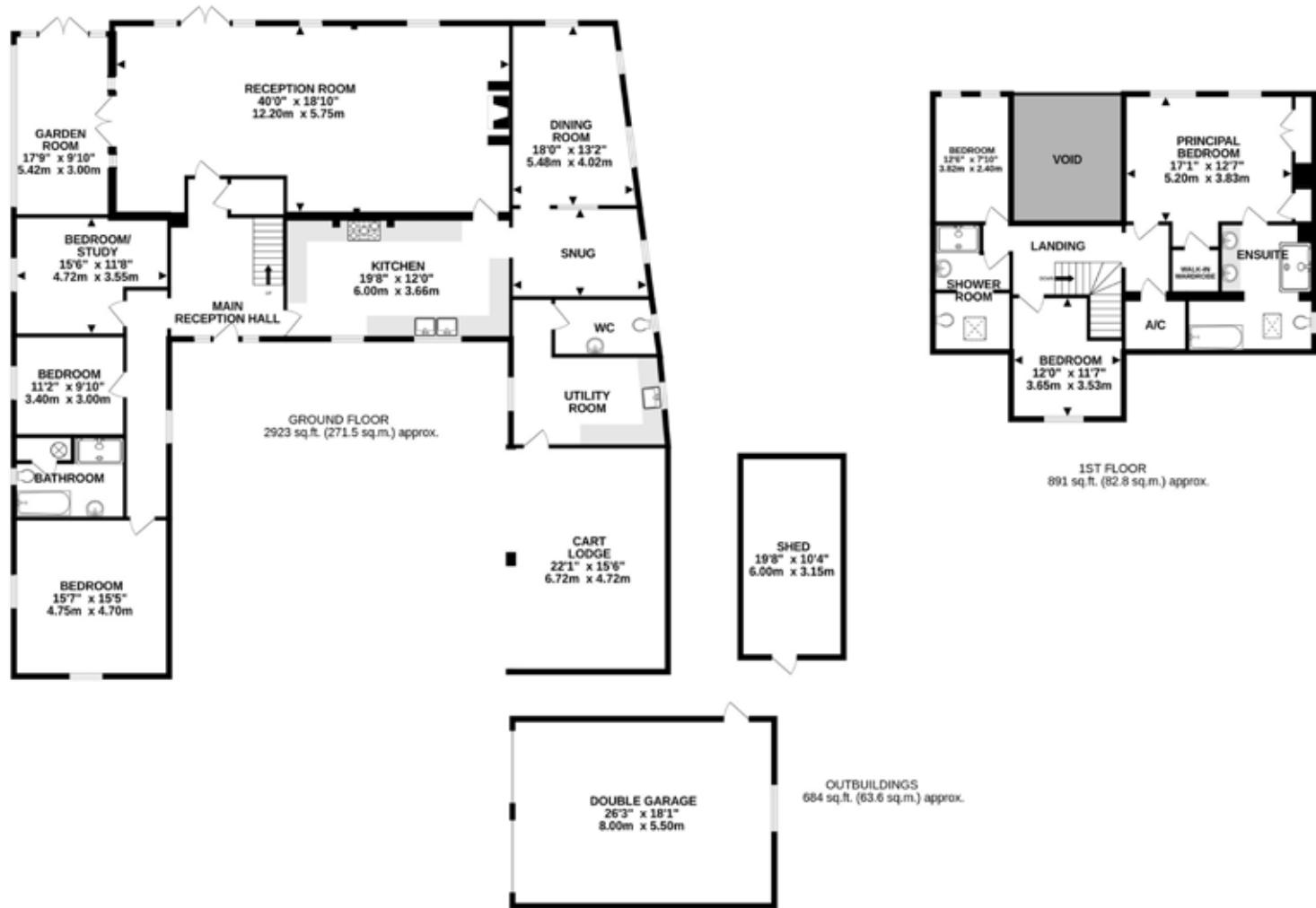
The cathedral city of Norwich is 13 miles to the west with its shopping facilities including Chantry Place and the Castle Quarter along with an international airport. The A11 can be reached in 15 minutes and Cambridge is just over an hour away by car. Both the Norfolk Broads and the spectacular North Norfolk coast with its quaint villages and sandy beaches can be easily reached within the hour. Both Wymondham and Norwich have good rail access to Cambridge, London and the Midlands.

Directions

Leave Norwich on the B1108 Watton Road proceeding through the villages of Barford and prior to reaching the small hamlet of Kimberley take a right hand turn signposted the B1135 to Dereham. Continue along this road and take a left hand turn onto Crabapple Lane and then a left onto the Hingham road and immediately right onto North Green. After a short distance turn left onto Tinkers Lane and the property will be clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

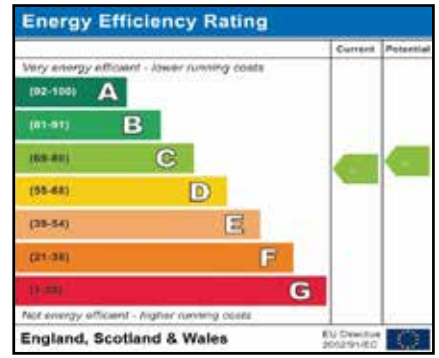
Bio Mass Wood Pellet Heating, Mains Water, Drainage via Septic Tank
Solar Panels
Breckland District Council – Council Tax Band G
Freehold



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 3814 sq.ft. (354.3 sq.m.) approx.
 TOTAL FLOOR AREA : 4498 sq.ft. (417.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk Made with Metropix ©2023

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