



THE STORY OF
North Farm Barn
Great Hockham, Norfolk

SOWERBYS



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North Farm Barn

Shropham Road, Great Hockham,
Norfolk, IP24 1NJ



Stunning Grade II Listed Barn

Beautifully Converted to High Specification

A Blend of Charming Original Features
and Contemporary Finishes

Four/Five Bedrooms, Two En-Suite

Open Plan Sitting/Dining Room

Spacious Kitchen /Breakfast Room with Large
Island and Full Height Sliding Doors

Vaulted Ceilings and Beams to Most Rooms

Delightful Landscaped Gardens with
South-Easterly Aspect

Driveway and Garaging



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“...the epitome of a stunning barn conversion, the double-height vaulted ceiling living space, reveals a wealth of exposed timbers and beams.”

North Farm Barn stands on the edge of the picturesque village of Great Hockham which is positioned towards the south of the delightful county of Norfolk. Within close proximity to the market towns of Attleborough and Hingham, it's a great location to traverse the county and beyond with convenient access to the A11 which is just a few miles away. This Grade II listed barn was converted and completed in 2016/17 by a well-respected local builder who specialises in delighting his clients with bespoke high specification finishes with attention to detail being paramount.

From the property's façade you will note the double height windows, synonymous with period barn conversions, which extend from ground level all the way to the roofline allowing an abundance of light to fill the property. The timber shutters equally provide a useful addition for privacy and seclusion. The property is approached to one side via a five-bar gated gravelled driveway which grants access to the rear of the property, where a decked pathway runs along the rear elevation to the primary entrance, a pair of glazed double doors.





Opening into the property's entrance hall, the ceiling steadily rises up to reveal the epitome of a stunning barn conversion: its double-height vaulted ceiling living space, with a wealth of exposed timbers and beams. The size and scope of this space is only interrupted by the striking, architecturally designed, spiralled staircase and suspended mezzanine walkway which grants access to the first floor accommodation.

Moving through into the sitting room, the ceiling height lowers to create a more warm and intimate feel, and you will discover a delightful inset wood-burner which is a real feature and excellent for keeping warm on a winters eve.

Progressing through the ground floor, the kitchen/breakfast room has been fitted beautifully with a range of shaker-style units topped with granite worksurfaces, and a must-have central island, of course with a host of high specification appliances which one might expect. The range of bespoke windows and doors allow a great deal of natural light to enter the room whilst providing an excellent view onto the decking, gardens and fields beyond.

Finishing up on the ground floor to the adjacent side, a well-appointed utility room grants access to a luxurious bathroom, which serves two ground floor bedrooms, and a study/fifth bedroom, as required.



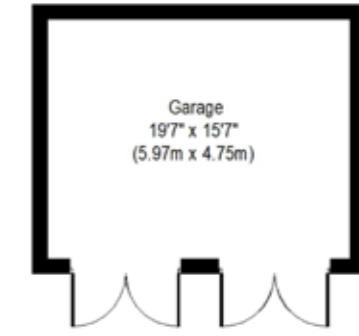
Moving up to the first floor, via the aforementioned spiral staircase and onto the suspended landing flanked with glazed balustrades, access is granted to two impressive bedroom suites, each with their own highly specified en-suite facilities and walk-in wardrobes. Again, these rooms feature a contemporary finish and, with vaulted ceilings which frame the delightfully exposed timbers, provide a cosy warmth with their character and charm.



Externally, the gardens are equally delightful, a southerly aspect can be enjoyed with many different areas to be explored, along with the stunning fields onto which the property backs. A timber deck extends from the kitchen, and offers the perfect spot for alfresco dining. The remaining garden has been landscaped with low level hedging which intersects differing areas. The property features a wealth of mature shrubs, a range of trees including a variety of fruit trees, raised vegetable beds, along with a wood store to the rear of the large double garage with twin sets of hinged doors, ample eaves storage, light and power, as one might expect.

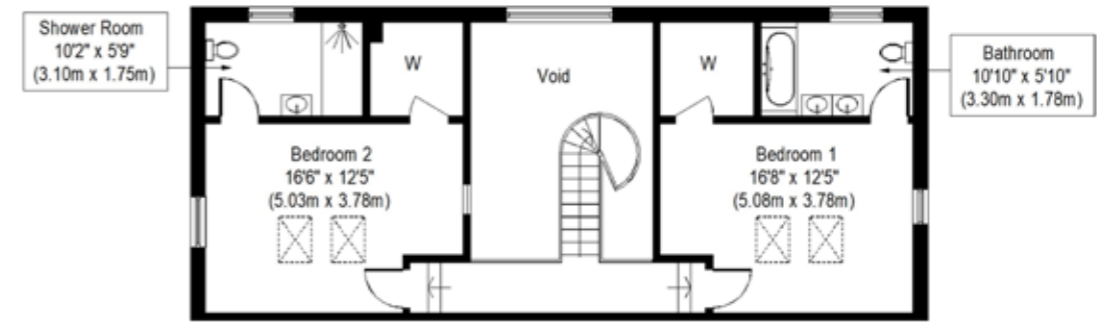
All said, this amazing barn and the quality finishes both inside and out need to be viewed in order to be fully appreciated.





Garage
19'7" x 15'7"
(5.97m x 4.75m)

Garage
Approximate Floor Area
307 Sq. ft.
(28.5 Sq. m.)
(Not Shown in Actual
Location / Orientation)



Shower Room
10'2" x 5'9"
(3.10m x 1.75m)

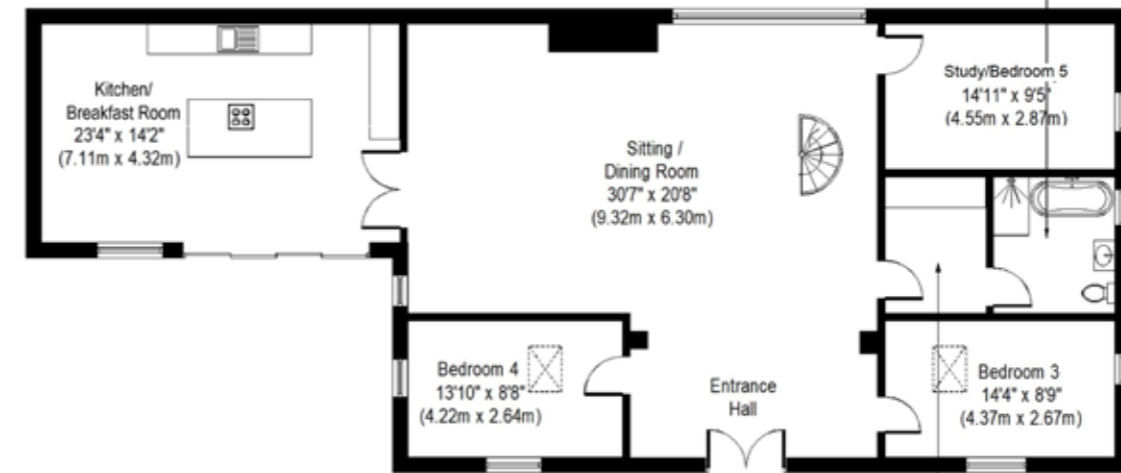
Bedroom 2
16'6" x 12'5"
(5.03m x 3.78m)

Bedroom 1
16'8" x 12'5"
(5.08m x 3.78m)

Bathroom
10'10" x 5'10"
(3.30m x 1.78m)

First Floor
Approximate Floor Area
(Excluding Void)
718 Sq. ft.
(66.7 Sq. m.)

Bathroom
8'10" x 7'11"
(2.69m x 2.41m)



Kitchen/
Breakfast Room
23'4" x 14'2"
(7.11m x 4.32m)

Sitting /
Dining Room
30'7" x 20'8"
(9.32m x 6.30m)

Study/Bedroom 5
14'11" x 9'5"
(4.55m x 2.87m)

Bedroom 4
13'10" x 8'8"
(4.22m x 2.64m)

Bedroom 3
14'4" x 8'9"
(4.37m x 2.67m)

Ground Floor
Approximate Floor Area
1635 Sq. ft.
(151.9 Sq. m.)

Utility
8'10" x 5'11"
(2.69m x 1.80m)

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

Great Hockham

IN NORFOLK
IS THE PLACE TO CALL HOME



A picturesque village, Great Hockham has the village green at its centre. The village currently has a primary school (100 pupils) and a popular pub, The Eagle. There is a church, community hall and playing field on the outskirts of the village and there are also a number of nearby campsites. Within walking distance of the village is Thetford Forest, with its numerous walks and trails (including the Pingo Trail) and the Peddars way forms part of the village's western parish boundary. Hockham is well known for the former Breckland author Christopher Bush (1885-1973), who wrote under both his own name and the pseudonym Michael Home. His Breckland novels give an excellent insight into village life at the turn of the 19th century.

Attleborough is a market town situated within the Breckland district and is located about eight miles away. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Wretham Nature Reserve, Grimes Graves, Lynford Arboretum and Oxborough Hall. Every Thursday in Attleborough you will still find the local market which was originally established in 1226. Wymondham, with its renowned high school and college, is a 20 minute drive away. There are supermarkets, a Waitrose, specialist shops, cafes, pubs and restaurants.

For those wishing to travel further there is the A11 with good road access to Norwich, Cambridge and London. And there are local trains from Diss to Norwich or Liverpool Street or Thetford to Kings Cross via Cambridge.



Note from Sowerbys



“With a south-easterly aspect, the garden offers so many areas to be explored.”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with underfloor heating to ground floor and radiators to first floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required due to the property being Grade II Listed.

TENURE

Freehold.

LOCATION

What3words: ///trading.javelin.headings

AGENT'S NOTE

A selection of the pictures were originally taken in Spring/Summer 2023 and have been used to showcase the garden in the warmer months.

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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