



THE STORY OF  
**Swafield Barn**  
*Swafield, Norfolk*

**SOWERBYS**



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THE STORY OF

# Swafield Barn

Knapton Road, Swafield,  
Norfolk, NR28 0RP

Superb Grade II Listed Norfolk Barn Conversion

Opulent Principal Bedroom with Private  
En-Suite and Dressing Room

Five/Six Bedrooms, Three En-Suites and Family Bathroom

Stunning Volume and Character

Currently a Highly Successful Holiday Let

Versatile Accommodation

Off Road Parking and Large Garden

Far Reaching Field Views

Superb First Floor Vaulted Reception

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“...breath-taking drama resulting in a home like no other.”

This breathtaking Grade II Listed barn conversion has managed to balance the sheer volume of space with a homely and welcoming approach. Tucked within a generous plot with far-reaching countryside views, this extraordinary barn showcases quintessential flint elevations, concealing breathtaking drama resulting in a home like no other.

Entering the home, the butterfly staircase greets you; standing at the top, you can look down and appreciate the well-balanced accommodation of the ground floor. The kitchen, to the right, is ideally located and has solid oak worktops, leading through to the private dining room while remaining open plan to a wonderful, vaulted seating area.

Bedrooms are in abundance and bring excellent versatility to the home. The ground floor features a wing of four large double bedrooms; two with en-suites and the other two sharing the well-equipped family bathroom.

Ascending to the first floor, you will find arguably the most striking reception; beaming with character and charm, exposed oak beams can be seen. In the centre of the sitting room, a brick-built fireplace with an electric stove and ample space for all your heart's desires. The principal bedroom boasts elegance with vaulted ceilings, a dressing room, and an en-suite bathroom.

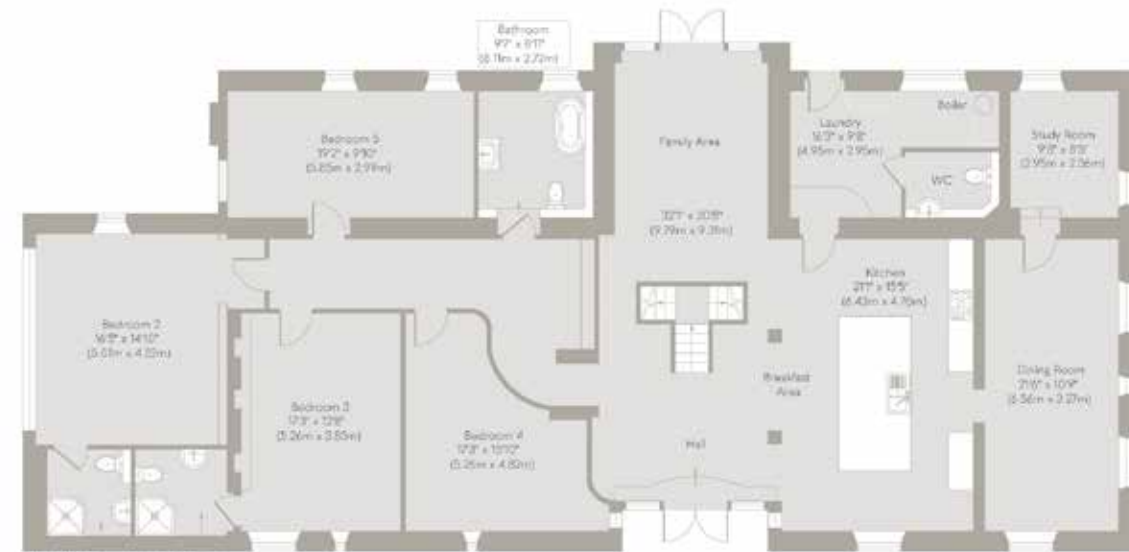








First Floor  
Approximate Floor Area  
1309 sq. ft.  
(121.61 sq. m)



Ground Floor  
Approximate Floor Area  
1755 sq. ft.  
(163.04 sq. m)

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.



The excellent plot in which the barn sits means that while a rear courtyard area provides privacy and shelter for a delightful sun trap, the front garden is a sprawling oasis of well-kept lawn interspersed with mature trees and graced with splendid views of the rolling countryside beyond.

“You have expansive countryside views.”







ALL THE REASONS

# Swafield

IN NORFOLK  
IS THE PLACE TO CALL HOME



Located approximately two kilometres north of North Walsham, Swafield is a popular market town, situated

a few miles from the seaside town of Cromer and The Norfolk Broads Capital, Wroxham.

The town offers many amenities including: a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

There are regular bus and train services to the cathedral city of Norwich.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved.

You will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering

restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants.

Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges.

The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top ten within a poll of the happiest places to live in Britain, the Cathedral City of

Norwich offers access to all the major rail links and Norwich International Airport.



Note from the Vendor



“This barn is filled with hidden charms, from exposed beams, brickwork, and vaulted ceiling. It screams drama and has a wonderful position in its plot.”

THE VENDOR



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Private drainage.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

Freehold.

### LOCATION

What3words: ///patching.outings.loafer

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.

# SOWERBYS



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