



THE STORY OF

Holly Barn

Dereham, Norfolk

SOWERBYS

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Grange Farm, Etling Green,
Dereham, NR20 3ET

Modern Barn Style Home

Air Conditioned Throughout Main Residence

Private Gated Driveway Access on Exclusive Development

Detached Self-Contained Annexe

Delightfully Landscaped Gardens

Total of Five Bedrooms and Five Bathrooms

Open Planned Living/Kitchen/Dining Space

Highly Specified Fixtures, Fittings and Finishes

Double Garage and Spacious Driveway

No Onward Chain

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“We would describe our home as stunning, spacious and well-equipped.”

Holly Barn, meticulously constructed in 2021 according to the exact specifications of our sellers, showcases exquisite craftsmanship. This remarkable single-story residence boasts four generous double bedrooms and an additional detached one-bedroom annexe.

Upon entry to the main house, a welcoming hallway adorned with fitted storage and a distinctive curved wall leads to the generously proportioned living spaces. The heart of the home is warm and welcoming, featuring exposed brick walls and timber accents throughout. The open-plan main reception area, designed in an L shape, seamlessly flows into a cosy sitting room with bi-folding doors leading to the rear garden. Here, an inviting exposed brick fireplace with a coveted inset wood-burner

adds to the ambiance. At the rear lies the stunning vaulted ceiling kitchen/dining room, boasting twin sets of bi-folding doors opening onto the patio. Showcasing high-end appliances, quartz countertops, oak beams, and a large central island. Additionally, there is a convenient walk-in utility room/pantry which is a highly useful addition to this home.

The principal bedroom boasts vaulted ceilings, bi-folding doors to the rear garden, and a magnificent en-suite reminiscent of upscale hotels. The second double bedroom features a walk-in wardrobe cupboard and en-suite facilities, while the third bedroom also enjoys its own en-suite. Additionally, the fourth bedroom/study is served by a beautifully finished family bathroom.





Outside, the property's allure continues with landscaped gardens wrapping around the home, complete with raised borders, shrubs, and trees. A delightful patio area adjacent to the kitchen bi-folds is perfect for evening barbecues, while a summer house/garden kitchen adds to the outdoor appeal. The driveway offers ample parking space, with an electric garage door and entrance gates providing security and convenience.

“Moving here gave us more space. We enjoy going for walks and exploring West Runton.”



The annexe mirrors the main residence in quality and specification, featuring an open-plan kitchen, dining, and sitting room area, along with a shower room and double bedroom. French doors open onto a private garden space, enhancing its charm and functionality.

Holly Barn is part of the prestigious Grange Farm development, meticulously crafted by a dedicated family business committed to maintaining the highest standards. With its exceptional features and attention to detail, this property promises not just a home but a truly special living experience.



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
Dereham
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry of the High Street.

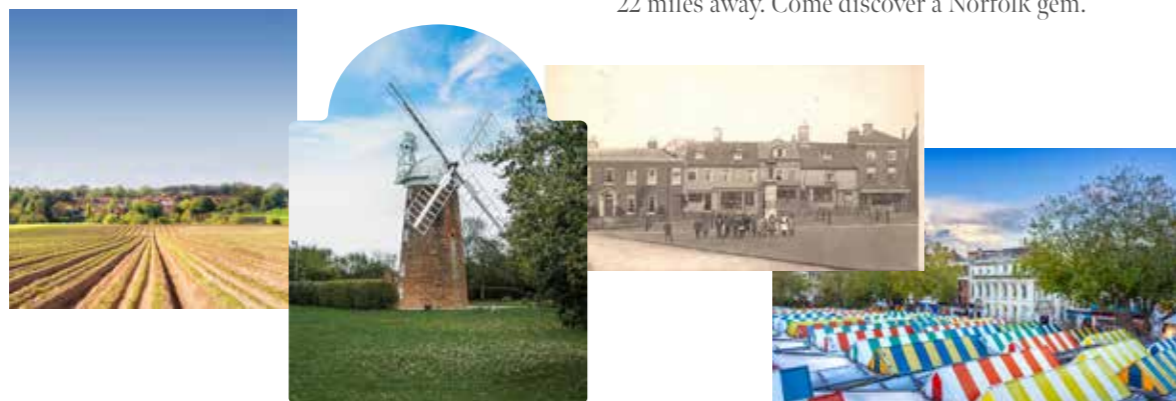
Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop

Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from the Vendor



“The rear garden is one of our favourite spots in the home being on a private road there is hardly any noise.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via private sewerage treatment plant. Heating via solar water heating panels, air source heat pump with under floor heating, air conditioning/ heating through main residence and electric panel radiators in annexe.

COUNCIL TAX
 Band F.

ENERGY EFFICIENCY RATING
 B. Ref:- 3902-4634-5490-0966-4206

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: /// urban.midfield.muddle

AGENT'S NOTE

We are aware of a declined planning application in the meadow adjacent to Holly Barn - For further information please refer to the Breckland Council Planning Portal: Ref. 3PL/2023/1222/O

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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