



Thatchers Barn  
High Road | Bressingham | Norfolk | IP22 2AT

# DIVE INTO LUXURY



This stunning 17th century thatched barn conversion certainly has the wow factor! With a huge, open plan living and dining area with dramatic vaulted ceiling, three double bedrooms, each with an ensuite and a private walled garden, there is plenty to fall in love with here. Add to this, the spectacular heated indoor swimming pool and sauna and this wonderful home, could offer everything you are looking for in your dream home.







# KEY FEATURES

- An Exceptional Detached, 17th Century, Grade II Listed Thatched Barn Conversion, situated in the Village of Bressingham
- Three Double Bedrooms, each with En-Suite Facilities
- Kitchen with Separate Utility Room/WC
- Stunning Open Plan Living and Dining Area with Dramatic Vaulted Ceiling and Woodburning Stove
- Ground Floor Study/Home Office
- Heated Indoor Swimming Pool with Sauna
- Pretty Walled Garden with Patio and Decking Area
- No EPC Required

Swapping your slate tiles for a charming, thatched roof undoubtedly adds an irresistible appeal. Thatched houses not only evoke picturesque scenes reminiscent of a bygone era but also provide practical advantages, keeping your home snug and warm in winter and comfortably cool in summer. This Grade II Listed 17th century weatherboard barn, beautifully crowned with reed thatching and a recently updated straw ridge, has plenty of charisma. The current owner recounts the meticulous process of dismantling and reconstructing the property, undertaken by a local builder in the 1980s. With updated foundations and pipework, the barn underwent a comprehensive renewal which the current owner explains has been well documented in photographs. Furthermore, the owner details recent maintenance efforts, including replacing weatherboarding around five years ago, upgrading double-glazed windows, and installing new insulation throughout the property.

## Step Inside

The barn opens into an entrance hall, which seamlessly transitions into a breathtaking open-plan living and dining space. Beneath your feet, gorgeous stone floors stretch throughout, a solid foundation for the array of natural materials that define this space. Your gaze naturally ascends to the towering, vaulted ceiling above you, taking in the intricate network of timber beams that form the skeleton of this wonderful home. In this property, the framework isn't hidden behind walls and ceilings - it's celebrated as an integral part of the design. A generous expanse of towering windows stretch the length of one wall, inviting a flood of natural light and framing pretty views of the garden. At the heart of the space, a brick fireplace houses a log burner to enjoy during colder months. The tall brick chimney rises beyond the crosshatch of ceiling beams, reaching out through the apex of the property.









# KEY FEATURES

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## Good Proportions

The exposed beams are continued into the well-proportioned kitchen. Here, cream cottage-style wall and under-counter cabinets are arranged in an L-shaped configuration to two corners of this space, providing plenty of cabinet storage and worktop space. Fitted appliances include an under-counter fridge, freezer and dishwasher. Adjacent to the kitchen is a practical ground floor study - a haven for those who work from home. A cloakroom is conveniently located nearby, enhancing the functionality of this side of the property. Moving across the stunning double-height living room, you'll find another room currently serving as a bedroom. Complete with its own ensuite shower room, this space offers comfortable accommodation for visiting family and friends, ensuring privacy and convenience during their stay.

## Exploring Upstairs

There are two bedrooms to the first floor, both accessed via separate staircases, ensuring their privacy. The largest of these rooms is located above the kitchen and features a row of practical fitted wardrobes. This room enjoys access to an ensuite bathroom. To the first floor on the opposite side of the property is the second bedroom which boasts an ensuite shower room.

## Step Outside

The sunny south-facing walled garden is private and beautifully planted with an area of lawn and well-stocked borders to the periphery. A thoughtfully designed patio and decking area offer versatile options for seating and a shed/workshop, fitted with lights and power provides space for storage and DIY.

## Make A Splash

A further standout feature of this fabulous home is the 8m x 4m heated indoor swimming pool. Warmed by both an air-sourced heat pump and the sun's rays streaming through the windows and sliding doors, the pool offers year-round enjoyment. The pool house is a delightful retreat, perfect for starting the day with a cup of coffee while enjoying the morning sun, as corroborated by the owner who frequently begins her day doing just that. The pool house also boasts a carbon-panelled infrared two-person sauna, providing an indulgent space to unwind and melt away the stresses of the day.

















































# INFORMATION

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## On The Doorstep

The pretty Norfolk village of Bressingham is a friendly place with an active community spirit and a busy calendar of events hosted at the village hall. The village benefits from a well-stocked local shop, primary school and church as well as the much-loved Bressingham Steam Museum and Gardens.

## How Far Is It To?

Bressingham is situated in the Waveney Valley, only 3 miles west of the thriving market town of Diss and approximately 14 miles east of Thetford. Diss is renowned for its vibrant town centre, which boasts a variety of shops, restaurants, and traditional markets. The market square is the main location for local events and exhibitions. Diss is also served by a range of supermarkets, schools and a mainline railway station with direct services into London Liverpool Street in 90 minutes. Bressingham is conveniently located for the famous Norfolk Broads and sits within easy reach of the city of Norwich (approximately 25 miles).

## Directions

On entering the village from the Diss direction the property will be located on the left hand side just past the village shop

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...

[book.chitchat.voter](https://book.chitchat.voter)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

The Pool uses an Air Source Heat Pump (Inverter System)

Broadband Available - vendors use BT

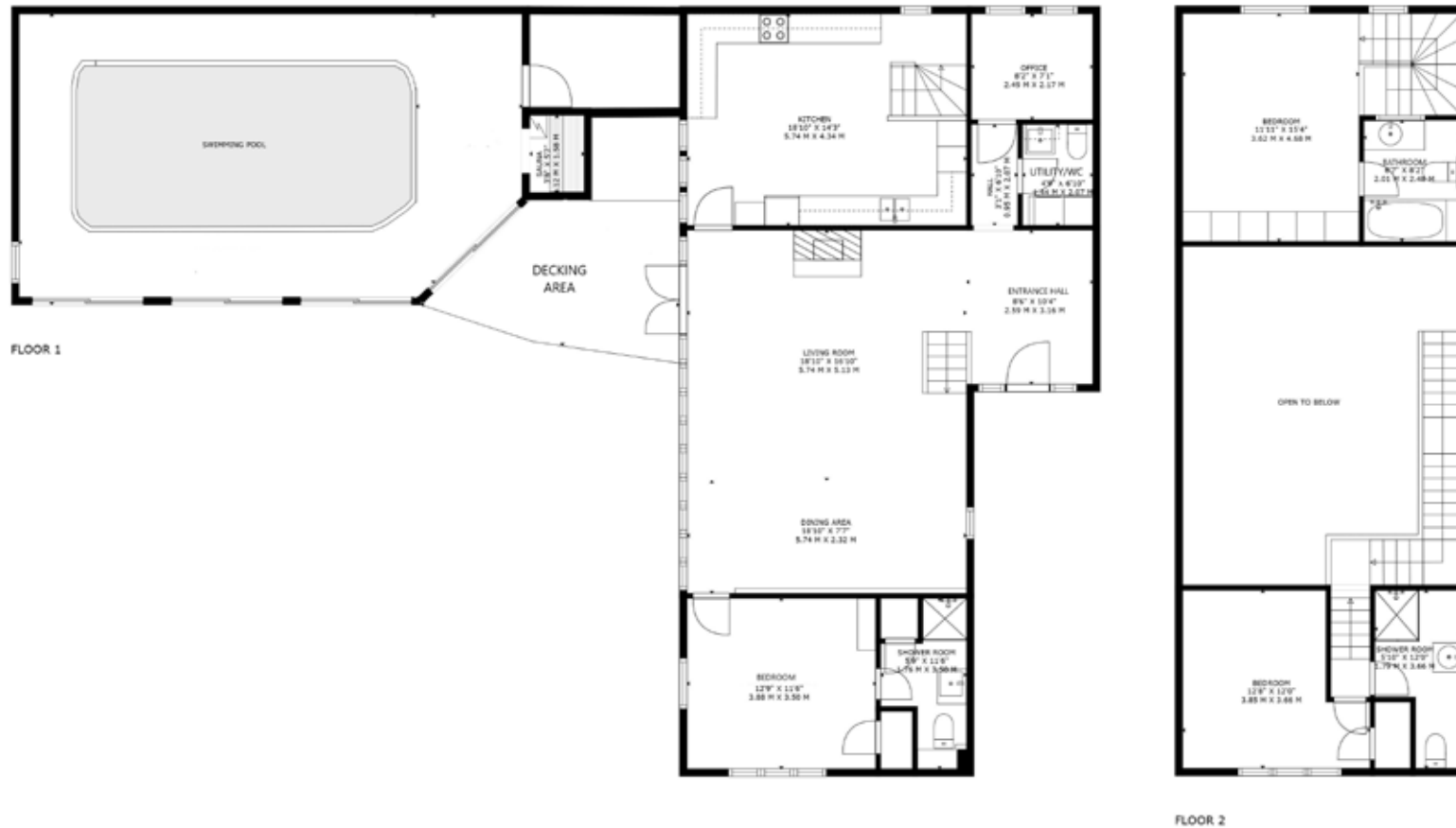
Mobile Phone Reception - varies depending on network provider

Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check mobile/broadband availability

South Norfolk District Council - Tax Band E

Freehold





MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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# FINE & COUNTRY

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Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)