



THE STORY OF

The Old Grain Store

Attleborough, Norfolk

SOWERBYS



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The Old Grain Store

Long Street, Attleborough,
Norfolk, NR17 1AW

●
Detached Barn Conversion
Countryside Location

Land with Paddocks Totalling Just Under 5 Acres (STMS)

Internal Accommodation Stretching to Over 4,300 Sq. Ft.

Four En-Suite Bedrooms

Incredible Primary Bedroom Suite with Balcony
and Far-Reaching Countryside Views

High Specification Open-Plan Kitchen

Large, Bright Sitting Room

Stable Blocks

Double Carport with Single Lockable
Garage and Office Space Above

●
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watton@sowerbys.com



“I love the view from the balcony. I can watch the horses, and we see lots of wildlife and hot air balloons...”

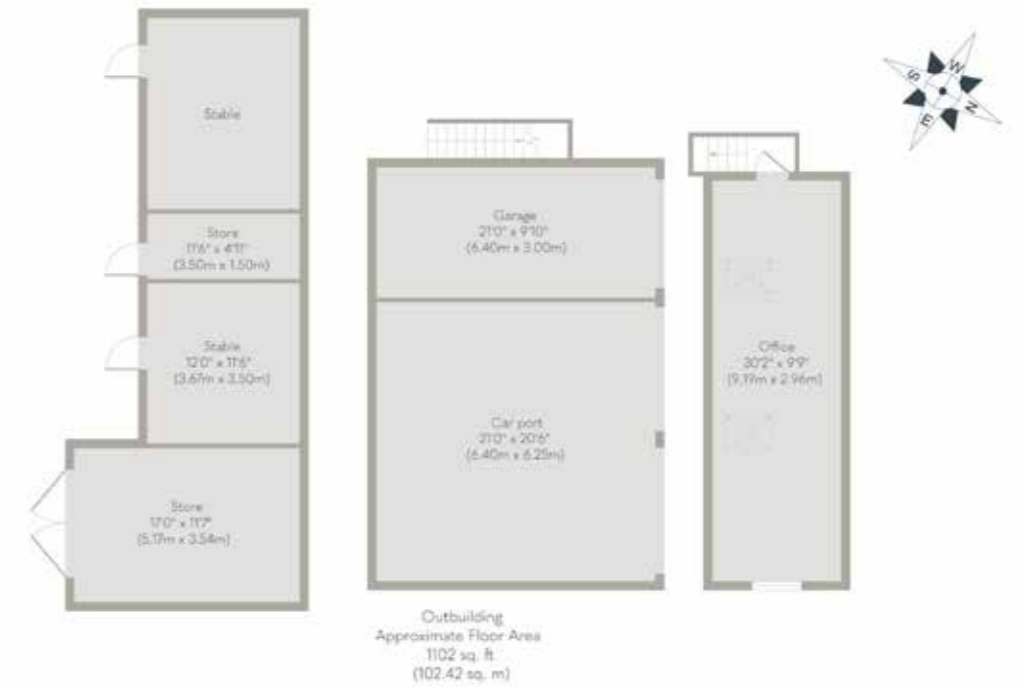
Epitomising countryside living, The Old Grain Store is a modern barn conversion, situated just a short drive from the charming centre of the historic market town of Attleborough. This exquisite property is nestled in the heart of the picturesque Norfolk landscape, offering a perfect blend of rural tranquillity and modern sophistication.

Designed with family living and entertaining in mind, the ground floor showcases a magnificent open-plan kitchen and dining area. This space

features an impressive central island, ideal for both casual family meals and sophisticated gatherings. The kitchen flows seamlessly into the stunning 36 foot long living room, which serves as the heart of the home, perfect for hosting large groups and creating memorable moments. A cosy snug at the front of the property provides a warm and inviting retreat for those chilly winter nights. Conveniently located across the hallway is a ground floor shower room, making the snug an ideal guest bedroom for those who prefer to avoid stairs.



Ascending the bespoke staircase, you are greeted by four spacious double bedrooms, each boasting its own en-suite shower room, offering privacy and comfort for family and guests alike. The primary bedroom stands out, with its luxurious en-suite bathroom and a west-facing balcony which spans the width of the property, offering breath-taking sunset views.



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 exterior of The Old Grain Store is equally impressive, with approximately one acre (STMS) of formal gardens which provide a serene and beautiful setting. A paved area at the rear of the property captures the last of the afternoon sun, creating a fantastic space for outdoor dining and entertaining during the warmer months. Beyond the formal gardens, the property includes roughly four acres (STMS) of fenced paddocks and a small stable block, making it an ideal retreat for equestrian enthusiasts.

“It’s wonderful to have the horses in the paddocks, as well as plenty of space for family life and entertaining...”

To the front, the property features ample parking space on a shingle driveway, an open double carport, and an additional single lockable garage. Above the garage, there is a versatile office space, perfect for those who work from home or require a quiet, dedicated workspace.

The Old Grain Store is a unique property which combines the charm of countryside living with the convenience of modern amenities, making it the perfect home for those seeking a luxurious and tranquil lifestyle.



ALL THE REASONS

Attleborough

IN NORFOLK
IS THE PLACE TO CALL HOME



Wander through the bustling town centre of Attleborough a mix of independent shops, charming boutiques, and traditional markets.

For when you want to experience some adrenaline and action, the nearby Snetterton race circuit offers the chance to see thrilling races. If you're looking for an ideal gift for a motor sport fan, why not book a driving experience and show someone how much fun may be had on your door-step?

Take some time to explore this market town, nestled in the heart of Norfolk, and delve into its rich history and admire the picturesque landscapes which surround it.

For days out, or a nearby stay-cation, Attleborough's close proximity to The Broads means you can enjoy an assortment of boating, fishing and hiking.

Start your journey around town with a visit to St. Mary's Church. This beautiful Saxon church, with its impressive tower and intricate architecture, stands as a testament to the town's heritage.

Away from the 'higher intensity', head to the impressive Wymondham Abbey. This stunning abbey dates back to the 12th century and boasts remarkable architectural features.

Head to Queen's Square, a lovely green space perfect for relaxation, a great spot to enjoy a picnic. In the heart of the town, it's close to the many amenities the town offers, from a doctors to shops, and you can really take in the surroundings.

For anybody who commutes, Attleborough's a well-connected town. The town is on the A11 road, which links Norwich to London, and there's also a train station providing services to Norwich, London, and East Anglia.

Dive into the town's history at the Attleborough Heritage Group, found in the town hall. It's here where you can unearth the past of this town, especially with their Tuesday open mornings, and relive days gone by with an extensive collection of photographs.

A seamless blend of history, nature, and modern amenities means this town and its surroundings has something to offer everyone - perfect to create memories to last a lifetime...

When you want to treat yourself, why not sample some of the delicious food on offer within the town? The Mulberry Tree is a popular restaurant in Attleborough known for its excellent food and welcoming ambiance.



Note from the Vendor



Elevated photo of The Old Grain Store

“Having the woodlands nearby means I can explore new routes when I'm walking my dogs each day.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to sewage treatment plant. Central heating provided by air source heat pump.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 0353-2887-7357-9228-6251

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

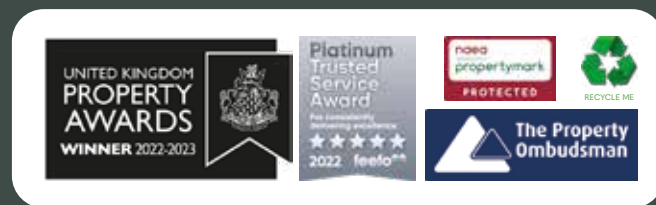
Freehold.

LOCATION

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SOWERBYS



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