



Marsh Barn  
Claxton Corner | Claxton | Norfolk | NR14 7HU

# RURAL PARADISE



“With 1.4 acres of gardens, this character property is paradise for anyone green-fingered or looking to live the good life. In an idyllic rural setting, with a stream running alongside and open countryside on the doorstep, you feel as though you’re in the middle of nowhere here. Yet you can be parked up and hitting the shops in the centre of Norwich in just 20 minutes.”



# KEY FEATURES

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- A Delightful Barn Conversion situated in the Village Of Claxton
- Two Bedrooms; Bath/Shower Room
- Kitchen/Breakfast Room with Separate Utility and Boot Room
- Dining Room and First Floor Mezzanine Sitting Room with Views across the Gardens
- Beautiful Grounds extend to 1.4 acres (stms) with Paved Patios
- Two Summerhouses & Outdoor Covered Woodfired Pizza Area
- The Grounds include a Working Area with Greenhouse and Vegetable Garden
- Large Workshop currently used for a Business but with Further Scope subject to Permissons
- The Accommodation extends to 1,368sq.ft
- The Workshop extends to 793sq.ft
- Energy Rating: D

The property itself has been improved and extended by the current owners and has a wonderful kitchen part open to the dining room, creating a magnificent entertaining space. Whether you're looking for a place to get away from it all, soaking up the sun, breathing in the clear air, or you're after a home where you can gather family and friends to make memories, this will fit the bill.

## A Peaceful Place

This charming barn sits in a glorious plot of 1.4 acres, set down a long private drive and beautifully tucked away from the road. The owners moved up to Norfolk from the south-east and were blown away by the views, the peace and quiet and the gorgeous green surroundings across the gardens and beyond. At the time, while the owners loved the bones of the house and its delightful character, they knew they would need to make changes to create their perfect home. They have extended to add a boot room and dining room, converted the former kitchen to a utility and have created a stunning and well-proportioned kitchen that's made for dinner parties and friendly gatherings.





# KEY FEATURES

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## A Recipe For Success

Coming into the barn through the boot room, you'll see it has plenty of space for your coats and boots and it's the ideal place to dry off muddy dogs. It's open to the useful utility, then you come into a central hallway. From here you access both bedrooms and the bathroom. Moving down to the other end of the barn you'll find yourself in that kitchen breakfast room. Beautiful and stylish it also feels welcoming and relaxing – real heart of the home stuff. One of the owners is a former chef, so you can be confident this is a proper cooks' kitchen and has been well designed and laid out. You can have people sitting up at the breakfast bar while you prepare food and drink, before moving through to the dining room to eat. When it's cold, the log burner heats both rooms easily, as well as the sitting room, which is found on the first floor and has lovely beams giving it character.

## Your Own Corner Of The Countryside

But it's the land that really sets this place apart. The owners have loved spending as much time as possible out here, watching the birds by day and star gazing on clear nights. They have six different seating areas so you can follow the sun around or sit back in a shady spot, two summerhouses and a working area with greenhouse and vegetable garden. They have seen Chinese water deer and muntjac, had ducks and swans nesting, seen barn owls, marsh harriers, kites and plenty more besides. Much of the surrounding land is owned by a keen conservationist who encourages wildlife to thrive in this area. There's a small community here among the neighbours and people are friendly, but not intrusive, so it's wonderfully peaceful. If you can tear yourself away from the garden, you'll find a lovely pub in nearby Bramerton, a shop and Post Office in the next village and a highly-regarded school with small class sizes just up the road. Loddon is five miles away and has pubs, takeaways, a supermarket and more, but you also have Norwich a few miles from here and very easily accessible.

































# INFORMATION

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## On The Doorstep

The attractive and unspoilt village of Claxton lies about 9 miles south east of the city of Norwich and is surrounded by attractive countryside with bridle ways and walks. There is a local shop in the nearby village of Rockland St Mary and a much wider range of amenities in Loddon including a Co-operative food store, newsagents, butchers, and various takeaway food outlets. There is also a movie rental store, a beauty salon, tearoom, doctor's surgery, dentist, a veterinary surgery, bank, post office, library, opticians and a hardware store. Loddon also has three schools including Loddon infant and nursery, junior and high schools. Langley independent school is just to the north of the town.

## How Far Is It To?

The city of Norwich is a short 20 minute drive away and enjoys a thriving business community and retail centre together with many different cultural and leisure facilities to suit most needs. There are two shopping malls, various cinemas, theatres and restaurants galore as well as a main line rail link to London Liverpool Street as well as an International Airport.

## Directions

Leave Norwich via the A146 Trowse Bypass and turn left at the traffic lights into Kirby Road, following the signs to Surlingham, Bramerton and Rockland St Mary. Continue through the villages of Bramerton and Rockland St Mary and follow The Street, which in turn becomes New Inn Hill and then Lower Road. Continue around the bend onto The Street and then take a left hand turn down a long drive to Marsh Barn.

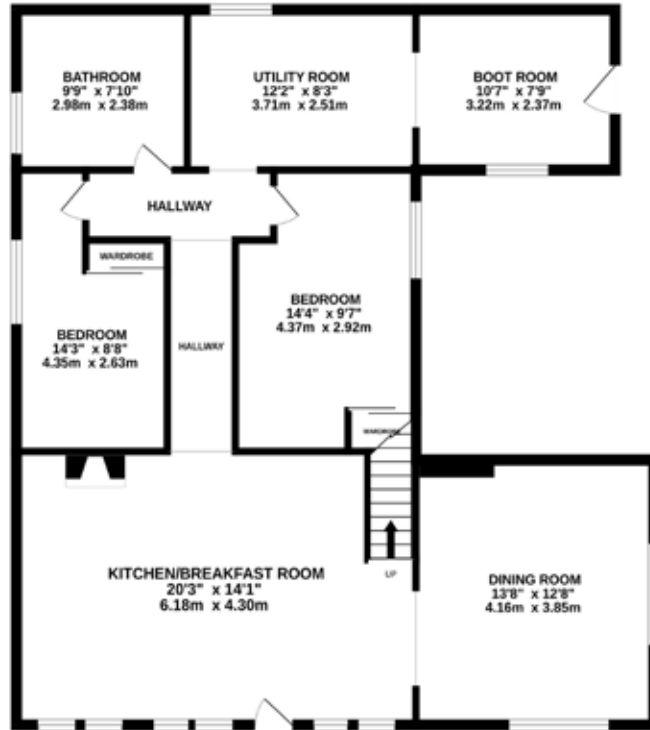
## Services, District Council and Tenure

Oil Central Heating, Mains Water and Private Drainage via Septic Tank  
Broadband Available - vendors use EE

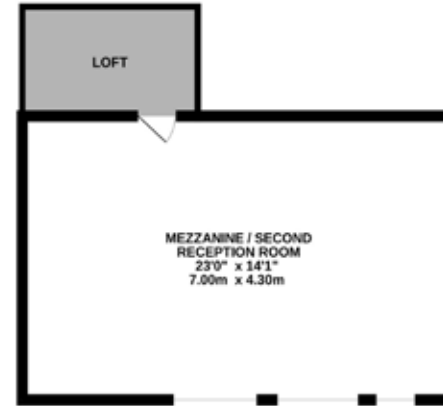
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

South Norfolk District Council - Tax Band D  
Freehold

GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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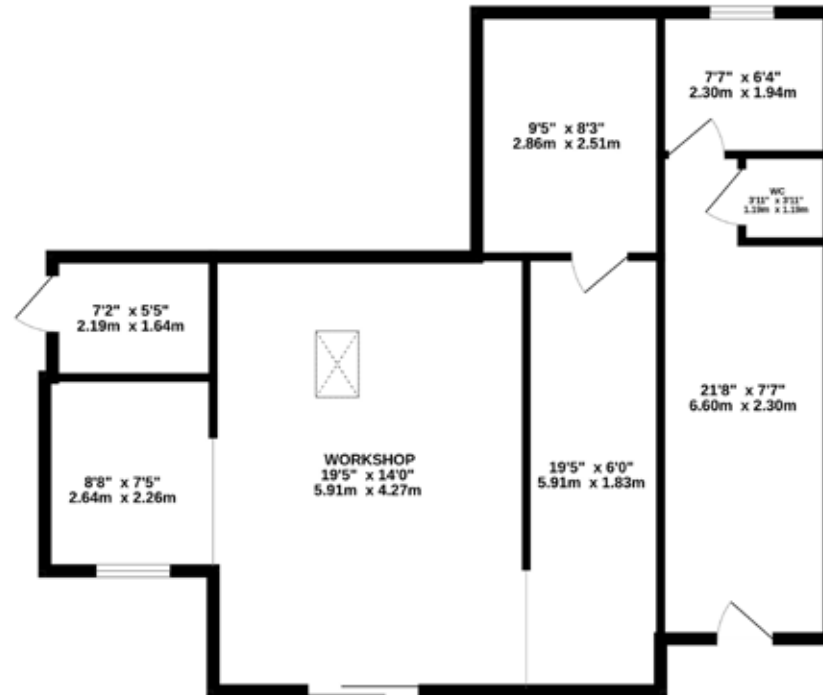


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D	55	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the footprint contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any variation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given.  
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# FINE & COUNTRY

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