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THE STORY OF  
Barn Field Grange  
*Thetford, Norfolk*

SOWERBYS





THE STORY OF

# Barn Field Grange

Thetford, Norfolk  
IP24 1NB

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Detached Brick and Flint Property

Unique Location Hidden in Thetford Forest

Potential for Additional Accommodation or  
Holiday Rental in a Partial Converted Barn

One Acre of Grounds (STMS)

Four Double Bedrooms

Large Garden Room

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Hidden away down a small, unmarked country lane is this exceptional four-bedroom brick and flint home. The extremely unique position and entrance to this property is framed by mature oak trees, enchanting Scots Pine and evergreens of Thetford Forest Park.

Originally two foresters' cottages, this residence was beautifully renovated and converted into a single dwelling over twenty years ago. The current owners, who have cherished this home for over a decade, have implemented numerous improvements and energy-efficient measures. The property features rustic herringbone brick flooring and engineered oak flooring in key ground floor reception rooms and first-floor bathrooms.

The kitchen and conservatory are adorned with River Bed slate flooring, with the conservatory also benefiting from electric underfloor heating. Adjacent to the conservatory, the delightful summer kitchen creates an ideal space for informal gatherings and summer parties, complementing the main kitchen. Both kitchens are newly fitted with granite countertops, modern appliances, and a charming Rayburn oil-fired range cooker in the main kitchen.





We'd describe our home  
as beautiful, quiet and  
comfortable.







This home features a family bathroom, cloakrooms on both the ground and first floors, and an en-suite shower room in the primary bedroom. All four bedrooms are spacious doubles. The property boasts modern UPVC double glazing and oak stable doors at both the front entrance and rear kitchen. Warmth and comfort are assured with oil-fired central heating powered by a modern combi boiler. Additionally, solar photovoltaic panels have been installed, offering the benefit of a feed-in tariff.

Set within beautifully landscaped one-acre gardens (STMS), the outdoor space is a true oasis, featuring extensive lawns, a sun terrace, ponds, and a charming cottage garden.

A walled garden and substantial outbuilding have been converted into a decorated and functional studio, a separate workshop, and a three-bay cart lodge. There is a huge potential to be unlocked within this outbuilding and the potential to turn this in to extra accommodation or to use it as a holiday rental is up to the new owner.

Additional garden features include a gazebo with a purpose-built barbecue and other garden buildings, enhancing the property's appeal for outdoor living and entertaining.









Outbuilding



Summer Kitchen  
22'2" x 7'3"  
(6.76m x 2.21m)

Ground Floor  
Approximate Floor Area  
1678 sq. ft  
(155.91 sq. m)

First Floor  
Approximate Floor Area  
1020 sq. ft  
(94.77 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.  
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# Thetford

PINING FOR  
OPEN SPACES?

The sought-after market town of Thetford benefits from its well connected transport links, with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough.

Its location by the A11 means Norwich is just 25 miles away by car and Bury St Edmunds just 15 miles, while the dual carriageway all the way to the A14 means Newmarket and Cambridge are an easy commute.

There is an excellent range of facilities and good schools, a twice weekly market and Thetford Forest is just minutes away which is a haven for wildlife and offers endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.

The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the cobbled streets of Elm Hill, the Tudor architecture retains its character and beauty. Laced with merchant's houses, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.



## Note from the Vendor



“Our favourite spot is the conservatory, for the view of the garden and pond and to watch the birds feeding.”



### SERVICES CONNECTED

Services to be confirmed.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref: 2608-5045-6213-9905-8964

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: ///prank.undertone.meals

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# SOWERBYS

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