



THE STORY OF

Little Moor Barn

Banham, Norfolk

SOWERBYS



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Little Moor Barn

The Moor, Banham, Norfolk
NR16 2BX

Impressive Barn Conversion

Abundance of Character

Three Reception Rooms in Main Barn

Kitchen/Breakfast Room

Utility Room and Office

Three/Four Bedrooms in Main Barn

Two Bedroom Attached Annexe

Two Bedroom Detached Cottage

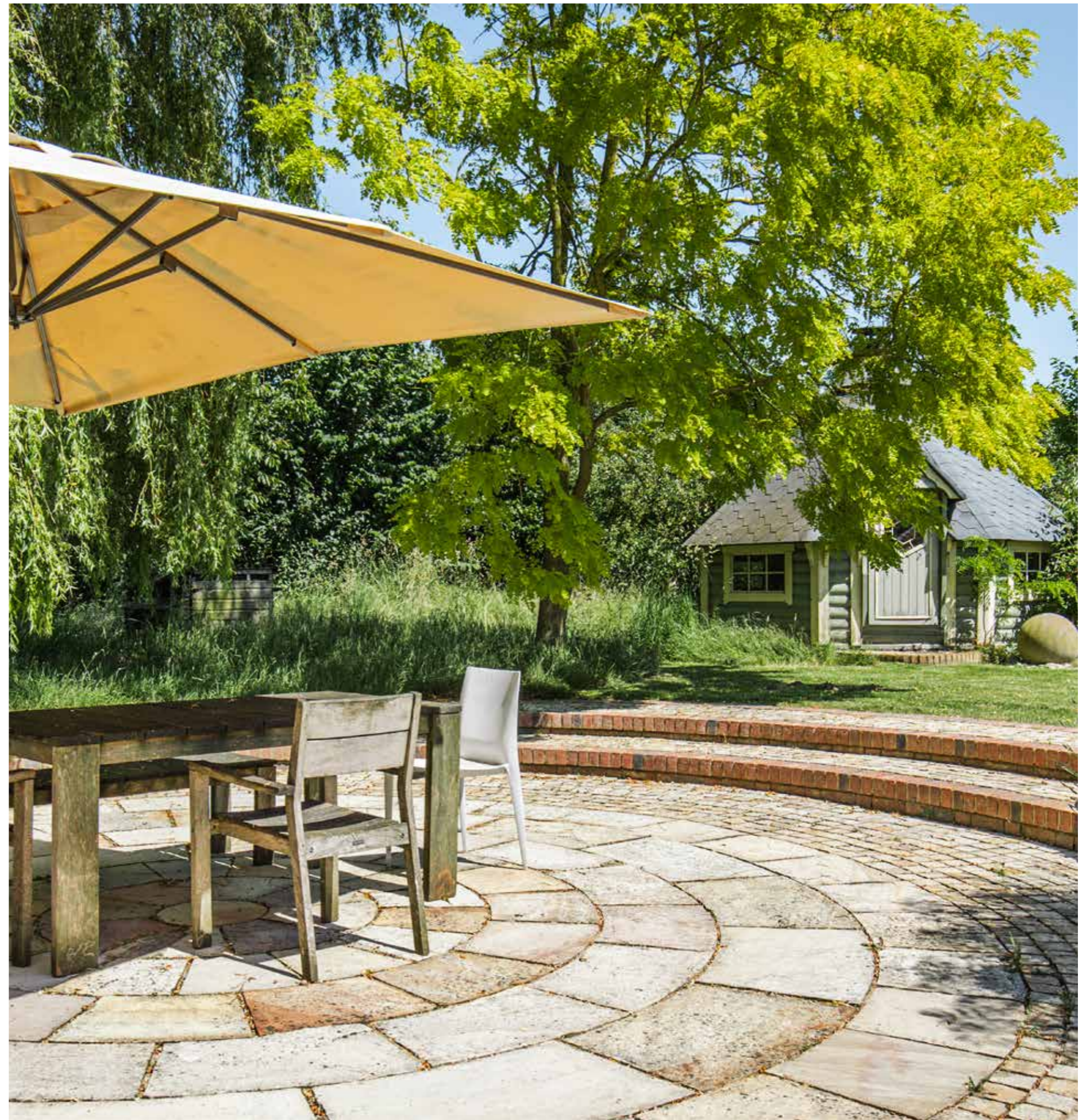
Garaging and Workshop

Approximately 1 Acre of Grounds (STMS)

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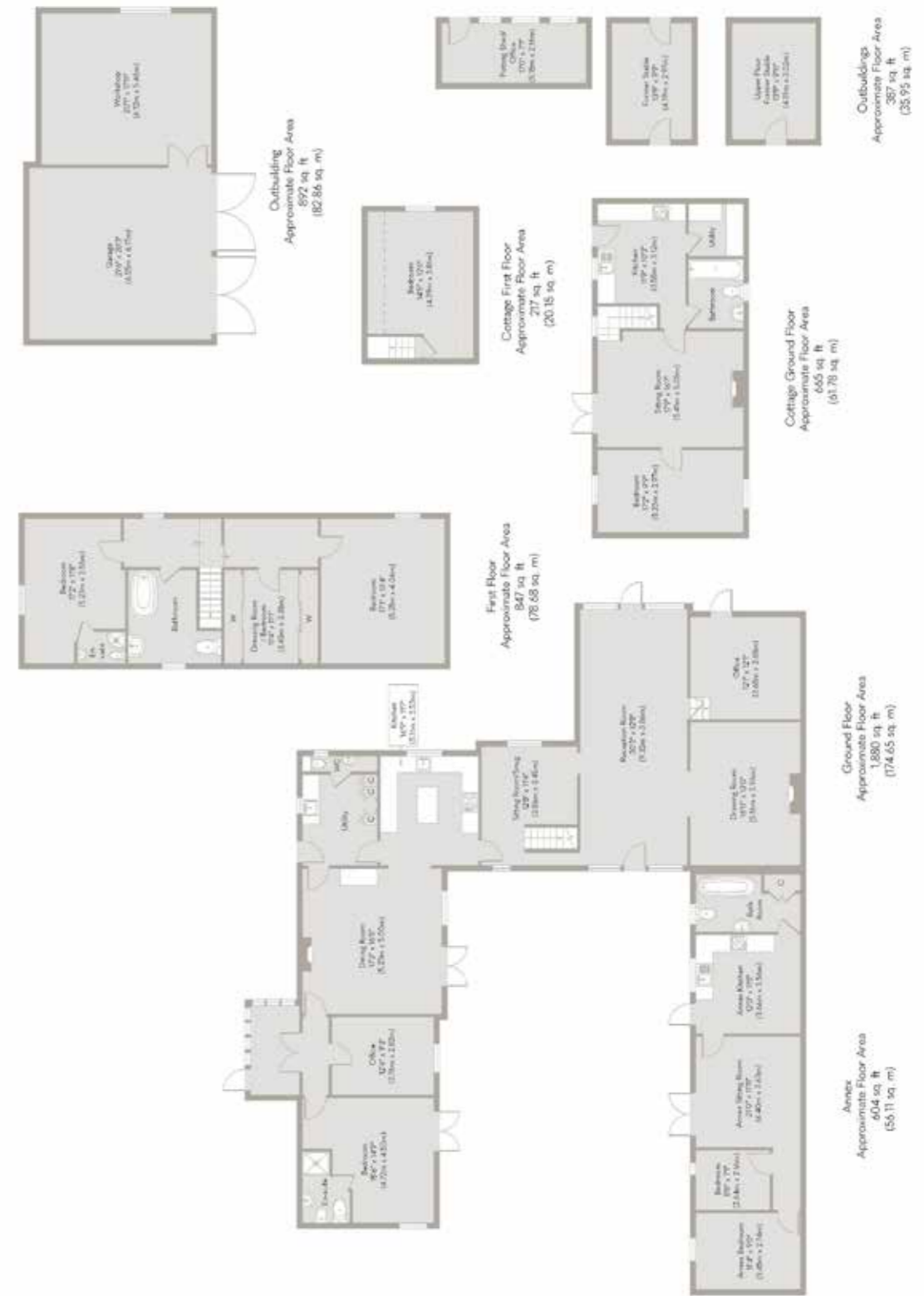
Little Moor Barn is a fine, characterful barn conversion which offers an abundance of period charm with exposed timbers and brickwork. Inside, there's a wonderful sense of space and ambiance.

The ground floor accommodation includes plenty of reception rooms. The heart of the barn is the fabulous vaulted sitting room, with natural light flooding through the floor to ceiling glazing. Just off the sitting room is a cosy family room with wood-burning stove, and a separate study or play room. The kitchen/breakfast room offers plenty of work space and is very sociable, with the adjacent dining room perfect for entertaining. A further sitting room provides space to relax, as well as a separate office to work from home.

In addition, there is a ground floor en-suite bedroom and a separate utility room.

The galleried first floor landing, with its exposed studs, overlooks the main sitting room. There are two/three bedrooms, one en-suite, and a separate family bathroom. Attached to the barn is the self-contained two bedroom annexe, which is accessed via the inner courtyard.

The grounds extend to approximately an acre (STMS) and comprise a detached two bedroom cottage, detached double garage and workshop. A sweeping gravelled driveway to the front leads to the parking area. The grounds are mainly laid to lawn, with a variety of established trees including plum, damson, quince, apple, pear and mulberry. A lovely wild flower meadow attracts an abundance of wildlife, and a barbecue hut has been a lovely addition within the garden, perfect for entertaining.



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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“We were fortunate to inherit a mature and well thought through garden...”



Banham

A CHARMING VILLAGE OFFERING
THE BEST OF ALL WORLDS

Living in Banham really does offer the best of all worlds. This pretty South Norfolk village has a central village green adjacent to the church which is surrounded by stunning listed homes. Yet access to the rest of Norfolk and beyond couldn't be easier.

The quintessential Norfolk village of Banham has an abundance of facilities and amenities. There are two local shops - one with post office services, a popular family-friendly public house, a takeaway, hairdressers, fabulous butchers and even a garage for car maintenance.

There is a substantial community centre, Banham Primary School, the Orchard Montessori Nursery rated 'good' by Ofsted and it is in the catchment area for Old Buckenham School, also rated 'good' by Ofsted.

At the heart of the village is Banham Zoological Gardens. Founded in 1968 it now houses thousands of animals from all corners of the world and is set in 50 acres of parkland and gardens.

The market town of Diss is to the south and Attleborough to the north west, both under 7 miles away and offer a wide range of shopping facilities. Diss has a mainline railway station serving London Liverpool Street and Attleborough railway station serves Norwich and Cambridge.

Banham is perfectly placed to enjoy Thetford Forest, and the east coast's renowned big skies and beautiful variety of beaches.

The Cathedral City of Norwich, 21 miles to the north, has a beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants.



Note from the Vendor



“We're not overlooked by anyone and we're immersed in nature...”



SERVICES CONNECTED

Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band F

ENERGY EFFICIENCY RATING

F. Ref:- 0629-2846-7235-9104-3251

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: ///condensed.victory.chatters

AGENT'S NOTE

The two bedroom barn can not be let out.

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.

SOWERBYS

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