



THE STORY OF

All Saints Barn

Old Rackheath, Norfolk

SOWERBYS



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All Saints Barn

Swash Lane, Old Rackheath
Norfolk, NR13 6QT

Stunning Semi-Detached Barn

Immaculately Presented Throughout

Three Bedrooms to Main Barn

Highly Versatile Accommodation with
Two Bedroom Outbuilding/Annexe

Superb Landscaped Gardens

1.5 Miles to Train Station

Easy Access to Wroxham and City Centre

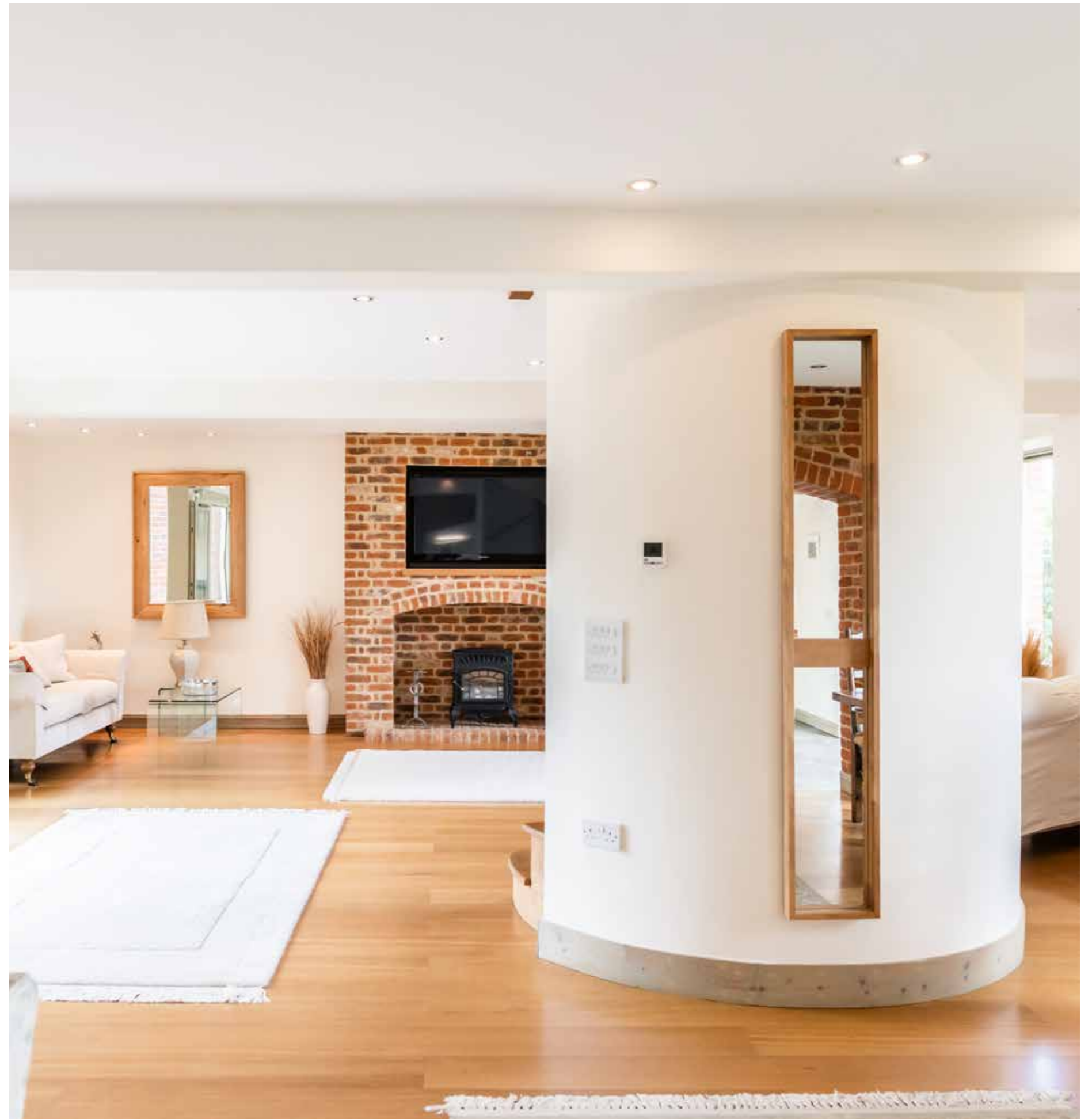
Far Reaching Countryside Views

Idyllic Village Setting

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Tucked discreetly in a rural and idyllic setting, All Saints Barn provides a sanctuary of character and quality across brilliantly versatile accommodation with the flexibility to accompany the ever-changing demands of a modern family life. Tranquil countryside views of glorious sunsets over the rolling fields are paired with stunning interiors showcasing architectural flair and keen eye for detail in a home like no other.

Beyond a sweeping driveway running alongside manicured lawns and a pond, the main barn greets you with the immediate sophistication of a high-end kitchen under the vaulted ceilings and exposed timbers.

A principal reception is awash with natural light and offers wonderful flexibility in layout options with a current dining area interacting well with the kitchen and a seating area enjoying the warmth of the exposed brick fireplace; a room that is a comfortable serving as a functional hub for family life as well as an exceptional space hosting for those near and dear.

Two striking garden rooms add further versatility with a leisure room even housing a sunken hot tub with a bathroom television for ultimate relaxation and an infra-red sauna. A further garden room adds wonderful balance to the large open-plan receptions and a quiet corner to enjoy the tranquil views of the gardens.



A wonderful indoor
outdoor lifestyle.





The bespoke spiral staircase leads to the first floor, where you'll find the three generous bedrooms. An impressive principal suite sits under yet more vaulted ceilings and features an in-room roll top bath and a luxurious shower room en-suite. The two further double bedrooms share an equally luxurious dual entry shower room en-suite, which includes a bathroom television. Additionally, upstairs also hosts a large main bathroom featuring a steam cabinet shower.

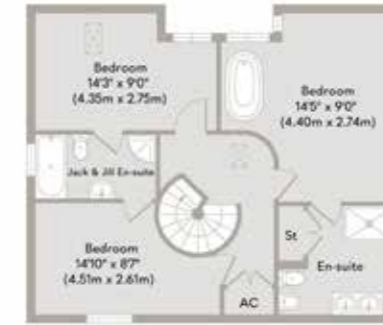
In a superb addition to this home, the main barn is complemented by a substantial outbuilding with brilliant annexe potential, currently housing two bedrooms alongside a shower room and a further reception room, all of equal quality and character to the main barn.

The grounds at All Saints Barn have been lovingly tended over many years and provide an oasis of sophisticated tranquillity with the manicured front lawn complemented by a feature packed walled rear courtyard. A substantial sun trap patio is interspersed with pristine box hedging, water features and multiple seating areas nestled amongst mature shrubs, ideally placed to make the very best of the privacy and all day sunshine.



A lovely space to offer to family and friends.

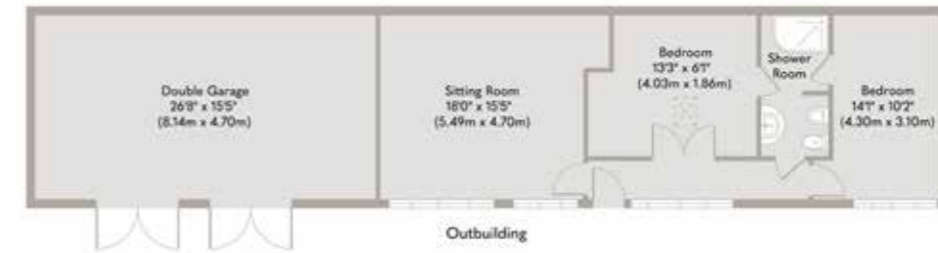




First Floor



Ground Floor



Outbuilding

Ground Floor Approximate Floor Area 1458 sq. ft. (135.49 sq. m)
 First Floor Approximate Floor Area 641 sq. ft. (59.57 sq. m)
 Outbuilding Floor Approximate Floor Area 1026 sq. ft. (95.34 sq. m)
 Approx. Gross Internal Floor Area 3125 sq. ft. (290.40 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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Old Rackheath

A STRONG COMMUNITY AND
PEACEFUL VILLAGE

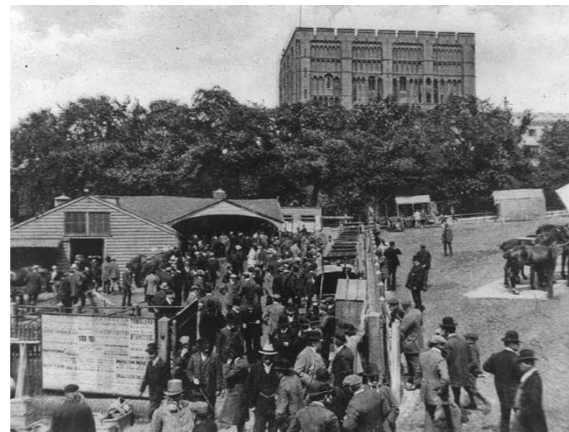
A picturesque village with a rich history and a strong sense of community. Old Rackheath offers a peaceful and idyllic environment, making it an ideal place for those seeking a quiet and serene lifestyle.

Situated close to the renowned Norfolk Broads and the vibrant city of Norwich, Old Rackheath offers a perfect blend of rural tranquillity and convenient access to nearby attractions.

The Norfolk Broads, a network of rivers and lakes, is a haven for nature enthusiasts and boating enthusiasts alike. Residents can explore the stunning waterways, observe diverse wildlife, and enjoy recreational activities such as boating, sailing, and fishing. The Broads are also home to a variety of waterside pubs and restaurants, offering delicious local cuisine and stunning views of the water.

For those seeking a bit more excitement, the nearby city of Norwich offers a wealth of cultural, historical, and entertainment attractions. Norwich is famous for its stunning medieval architecture, including the magnificent Norwich Cathedral and Norwich Castle. The city also offers a diverse range of shopping opportunities, from high-street brands to independent boutiques, as well as a vibrant night-life scene, which is easily accessed via the train station in Salhouse, only 1.5 miles away.

Overall, Old Rackheath and its proximity to Norwich offer the perfect blend of rural tranquillity and urban convenience, making it an attractive location for residents.



Note from the Vendor



All Saints Barn and surroundings fields.

“Surrounded by lovely countryside, yet right in the middle of the City, the Broads and North Norfolk.”



SERVICES CONNECTED

Mains water and electricity. Oil central heating. Drainage to be confirmed.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 3334-4223-8400-0177-0226

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: ///miracle.latches.resurgent

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SOWERBYS

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for the homeless

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Norfolk and
Waveney

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