



THE STORY OF  
**Hayloft Barn**  
*Neatishead, Norfolk*

**SOWERBYS**





THE STORY OF

# Hayloft Barn

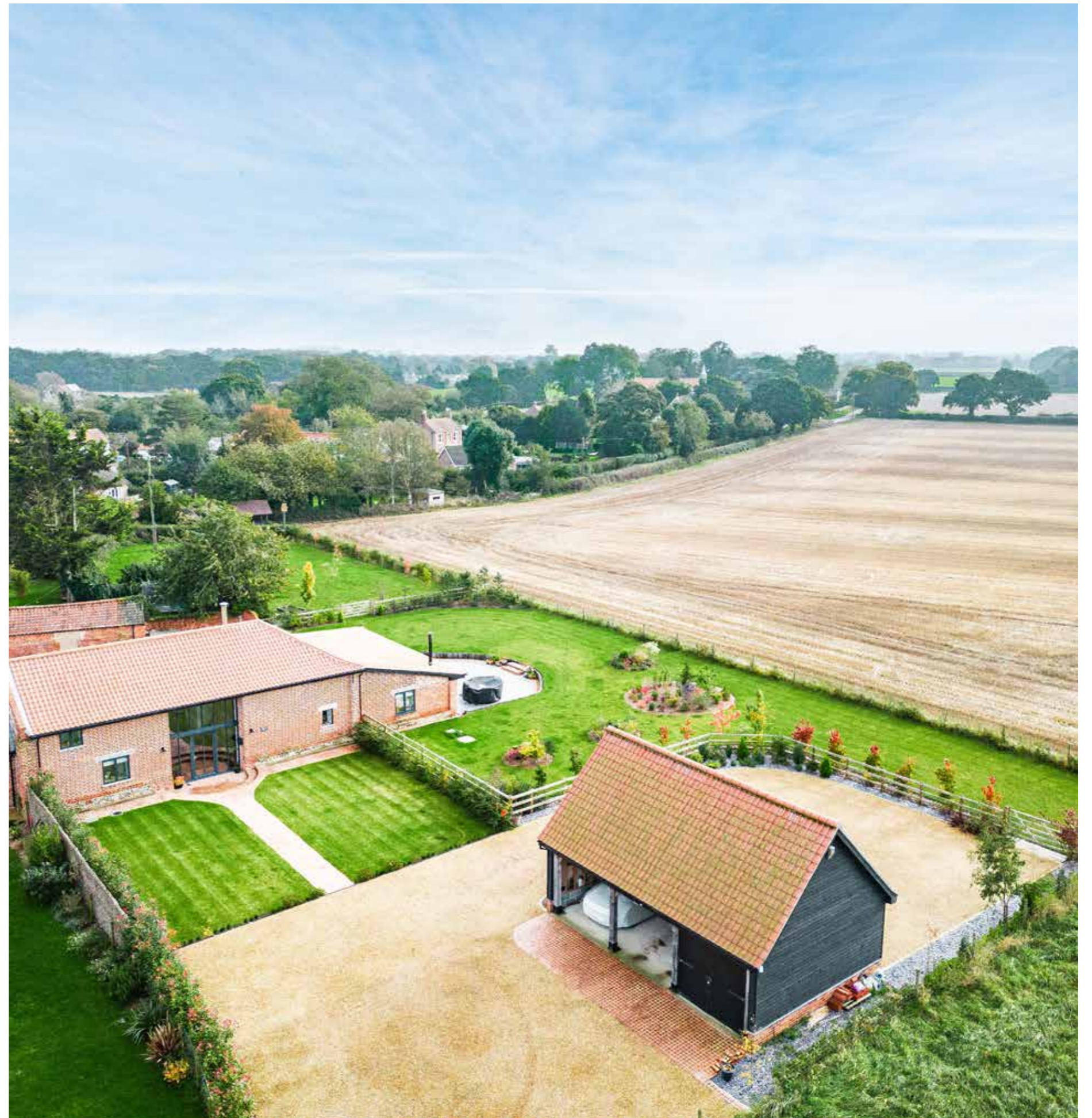
Neatishead, Norfolk  
NR12 8BU

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Impressive Innovative Barn Conversion  
Vaulted Sitting Room with Central Fireplace  
Popular Broads Location  
Modern Bespoke Kitchen Breakfast Room  
Two Ground Floor En-Suite Bedrooms  
Boot Room, Pantry and Cloakroom  
First Floor En Suite Bedroom  
Detached Cart Lodge and Store  
Well-Landscaped Grounds  
Well Appointed Terrace and Far Reaching Views

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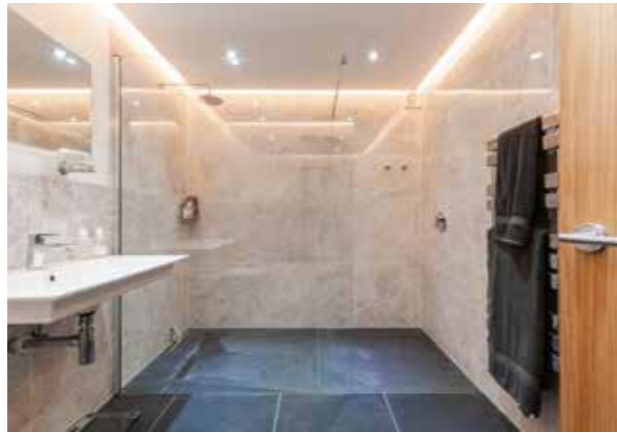
Hayloft Barn is a remarkable example of a converted barn, showcasing a stunning modern interior. The quality of craftsmanship is exceptional, blending exposed brick and flint with vaulted ceilings and contemporary fittings seamlessly.

The vaulted sitting room is a highlight, featuring a central fireplace and a brick stack incorporating a double-sided wood-burning stove, creating a versatile, bright, and airy space for social gatherings. The kitchen is equally impressive, ideal for both cooking and entertaining, with ample storage, space for dining or lounging, and bi-fold doors that open to merge indoor and outdoor living.

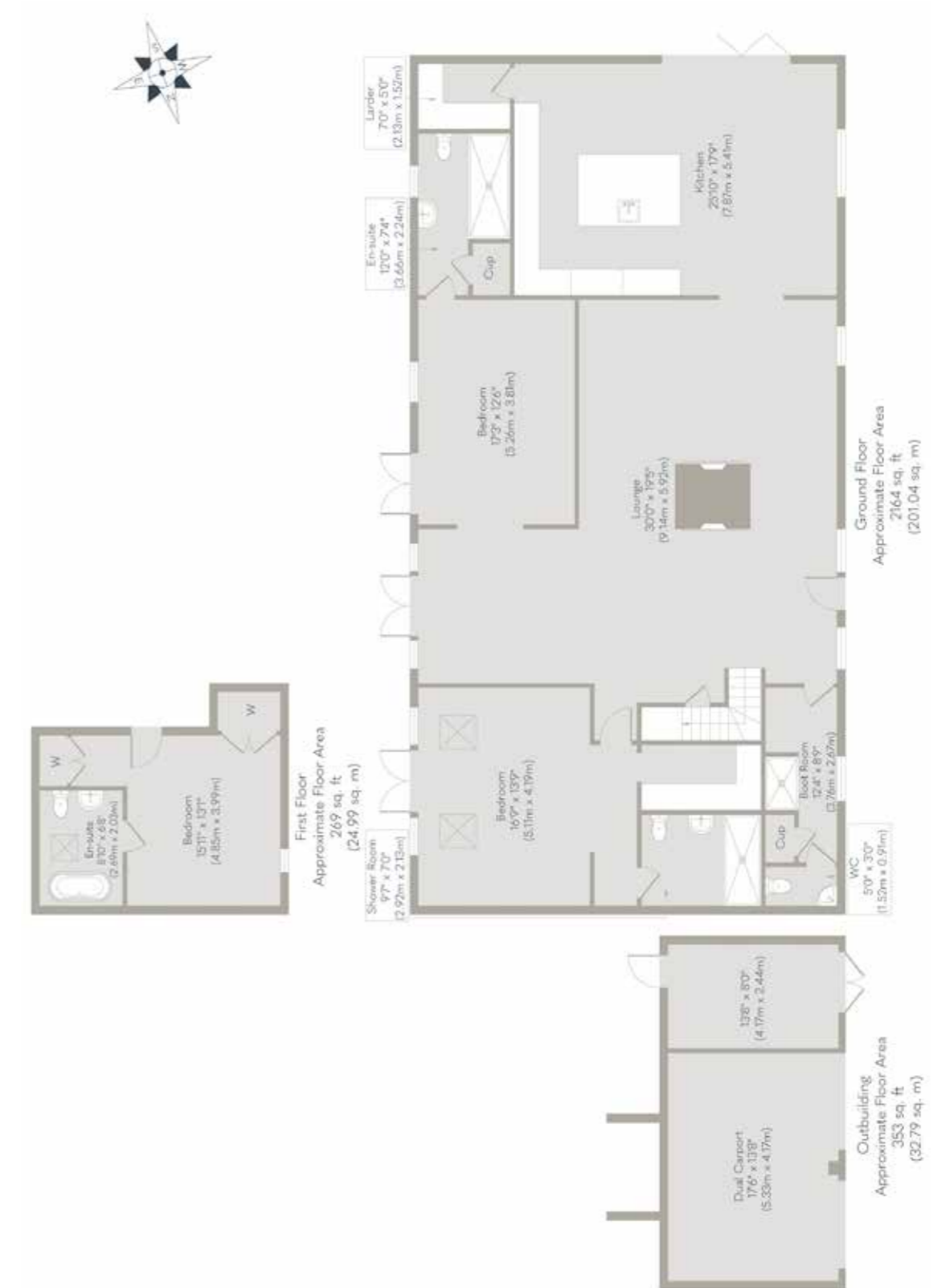
On the ground floor, two well-appointed bedrooms each boast modern, high-end en suite bathrooms. Additionally, there's a practical boot room, pantry, and cloakroom. Upstairs, a further bedroom awaits, complete with its own modern en suite.

Outside, the property is accessed via a tar and chip driveway leading to a large parking area and a detached double cart lodge with a lockable store. A granite set pathway guides you to the front door, while sweeping lawns and expansive views create a picturesque setting. A south facing sun terrace adjacent to the kitchen offers a perfect spot for relaxation, while a private walled courtyard on the side provides shelter and seclusion with the added bonus of a hot tub and fire pit.









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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# Neatishead

YOUR GATEWAY TO NORFOLK;  
S TRANQUIL BEAUTY



The charming village of Neatishead is located in the Norfolk Broads, known for its scenic beauty, historic landmarks, and tranquil environment.

The village boasts a lovely village green, an ideal spot for a leisurely stroll or a picnic, with benches and views of the traditional Norfolk cottages. St. Peter's Church stands proudly and is thought to date back to the 13th century.

Locals love to visit The White Horse Inn, a traditional Norfolk pub offering a cozy atmosphere and serving local ales and classic pub food.

For those who love to explore nature, there is a scenic circular walk that takes you past Barton Broad and along peaceful country lanes. Neatishead is ideally situated for exploring the wider Norfolk Broads area. Consider hiring a boat or joining a guided tour to experience the network of rivers and broads that make up this unique landscape.

Nearby, there are many attractions, including Hoveton Hall Gardens & Walled Garden, Wroxham Barns, and Bewilderwood. There is something for everyone to enjoy.



## SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///minus.automatic.tearfully

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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for the homeless

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Norfolk and  
Waveney

 Cancer  
Charity  
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