



Willow Barn  
Starston | Norfolk | IP20 9PH

# SPECTACULAR BARN, GLORIOUS GARDENS



It's impossible to overstate the magnificence of this five-bedroom converted threshing barn near the village of Starston. Step into the entrance hall and be wowed immediately by the drama of the soaring ceilings, the timber structure and the adventurous use of glass. Outside, nearly an acre of professionally landscaped and planted gardens are now mature and in their prime.



# KEY FEATURES

- Magnificent Former Threshing Barn Conversion
- Spectacular Reception Hall
- Stunning Lounge With Vast Vaulted Ceiling
- Wonderful Study With Glazed Wall
- Light and Airy Social Kitchen Breakfast Room With Bifold Doors
- Second Preparation Kitchen
- Two Further Reception Rooms and Cloakroom
- 4/5 Generous Bedrooms
- Delightful Gardens - Beautifully Looked After
- Summer House, Cart Lodge and Garden Store

Approached up a gravel drive, the barn is set well back from the road and, in a small and select enclave of two other properties, enjoys a tranquil rural position. A wide area can accommodate numerous vehicles and there is also a cart lodge for undercover parking.

## Step Inside

The effect is immediate on entry. Front to back between two sets of huge barn doors – now glazed – the entrance hall and, behind it, the lounge are vaulted to the full height of the barn. Cathedral-like, the proportions inspire awe. As if to emphasise the dimensions, a mezzanine floor crosses in space overhead.

## Come One, Come All

This is a property ideal for entertaining, whether that's country weekends, summer parties or big family Christmases. Several factors are at work here. Broad and lofty spaces will easily accommodate a large gathering while sets of double doors offer options to connect or separate spaces as desired. In addition, there is not only a choice of sitting rooms – one fully and dramatically vaulted, the other somewhat cosier but both with wood-burning stoves – but also, unusually, a choice of kitchens. This last came about when a previous owner enclosed the south-west corner of the building in glass, creating a magnificent kitchen-diner which can be opened out to the terrace beyond. Oak cabinets support granite counters along one wall and above a large island, meaning plenty of prep space but the real pull of this spectacular kitchen is the distant view across the garden – and it's certainly something you could never tire of.





# KEY FEATURES

---

There's more than enough space for a large dining table in the kitchen, but in summer – bi-folds open – the terrace outside awaits with abundant space for al fresco dinners. If, however, you're fond of dining more formally, then one of the current sitting rooms is immediately adjacent through a set of double doors and would make a splendid dining room. The original kitchen will, you can be sure, still be useful – either as somewhere guests can self-cater, as an overflow kitchen on big occasions, or as somewhere to carry out more messy culinary tasks leaving the new kitchen free of anything unsightly. Two further useful spaces are on the ground floor. With its own door to the garden, a room at the back of the house will make either a handy spare bedroom or a wonderful artist's studio with a light tube in the ceiling offering ideal diffused light. Accessed from a hatch in this room is a large loft space above. Just next to the entrance lobby is a study sectioned off by a stunning glass wall, a clever bit of architectural design which brilliantly enhances the sense of space and light. There is also a downstairs WC.

## Exploring Upstairs

Stairs from the main entrance lead to the suspended landing, an appealing sitting room in its own right with views to the spaces below and perfectly situated to enjoy sunset. Up here are four double bedrooms, all vaulted and with plenty of structural timber on display. The master bedroom enjoys a double aspect and an en-suite shower room with twin sinks. Next door, a family bathroom is fitted with both a tub and a shower stall.

## Step Outside

If you love a beautifully designed garden, this is one not to miss. Here are features, destinations, events, avenues to walk, and places to sit. The delights are too many to list but they include topiary, a woodland walk, spring bulbs, a well stocked orchard, a pond with visiting wildlife, and of course a pretty kitchen garden sheltered by beech hedges. In summer, you'll live out here, the bi-folds thrown open all day long. Good planting must involve year-round interest and that's on offer too with sculptural evergreens positioned here and there to please the eye in winter. The gaze eventually falls on arable land beyond this beautiful acre and you might see a farmer tilling his fields. Otherwise you will feel away from everything and everybody – heaven on earth.

































# INFORMATION

---



## On The Doorstep

A quiet and rural settlement in the heart of the picturesque Waveney Valley, Starston nevertheless has an active village hall with many regular organised events. Just three miles away, Harleston offers supermarkets and specialty shops as well as an open market which has operated every Wednesday since 1259!

## How Far Is It To

Connectivity farther afield is very good. Diss, from where fast and frequent trains depart on the London–Norwich mainline, is little more than 20 minutes' drive away. Here are larger supermarkets, boutique shops, the mere and The Corn Hall arts centre. The A140 runs close by and will get you to Norwich in half an hour and Ipswich in just over three quarters of an hour.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... slurs.deployed.insurance

## Services, District Council and Tenure

Oil Central Heating, Electric Underfloor Heating to Kitchen, Gas hob, Electric hob in Farmhouse Kitchen, Mains Water, Private Drainage via Treatment Plant  
Broadband Available – Fibre to the Property - current provider is County Broadband  
Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
South Norfolk District Council – Band F  
Freehold



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

Hardwick Road, United Kingdom,

TOTAL APPROX. FLOOR AREA 3,075 SQ.FT-286 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

CART LODGE AREA 150 SQ.FT-14 SQ.M  
 SUMMER HOUSE & STORAGE AREA 246 SQ.FT-23 SQ.M

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.



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)