



THE STORY OF

# Stone Farm Barn

*Ovington, Norfolk*

**SOWERBYS**





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Ovington, Norfolk  
IP25 6RT

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Detached Barn

Sitting on Land Reaching Approximately  
Five Acres (STMS)

Accommodation Stretching to  
Approximately 1931 Sq. Ft.

Four Double Bedrooms

Open Plan Entertaining/Living Space

Log Burner

Private Shingled Driveway

Insulated Outbuilding with Power

Country Village Location

No Onward Chain

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Situated on the outskirts of the charming Ovington village, this exquisite four-bedroom detached barn residence epitomises countryside elegance. It features formal gardens just shy of an acre and an additional four acres of pristine paddocks at the rear (STMS).

The heart of this home is the breathtaking kitchen/dining/living area, where a high-spec open-plan kitchen adorned with stone countertops and a substantial central island beckons guests. At the opposite end, a spacious dining room with glass doors leading to the garden has comfortably accommodated gatherings of up to 20 guests around its extended table.

Further into the property, a generously sized sitting room awaits, featuring a striking brick-built chimney breast, exposed beams, and a sizable log burner, adding warmth and character.

The ground floor hosts three double bedrooms, with the smallest currently serving as a versatile guest bedroom or study, ideal for a snug or playroom if desired. These bedrooms share access to a spacious family bathroom.

Upstairs, the primary bedroom offers a luxurious retreat, complete with a high-spec ensuite shower room.

Outside, the property delights with a paved entertaining area directly accessible from the house, featuring a covered space utilised as a barbecue area by the current owners. Beyond lies an expansive formal garden, predominantly lawned and spanning nearly an acre (STMS). Adjacent to this lies four acres of paddocks (STMS), maintained as a natural meadow, with convenient access from the drive along the side of the house—perfect for those with equestrian interests or a passion for animals.





This exquisite four-bedroom detached barn residence epitomises countryside elegance.







Ground Floor Approximate Floor Area 1651 sq.ft (153.36 sq.m)  
 First Floor Approximate Floor Area 281 sq.ft (26.07 sq.m)  
 Approx. Gross Internal Floor Area 1,931 sq.ft (179.44 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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# Ovington

A CHARMING VILLAGE WITH VIBRANT COMMUNITY SPIRIT

Ovington is a charming small village with an active community with its own church and village hall. Each year Ovington holds a Christmas bazaar and a summer fete. The long-established ladies group, gardening and bowls clubs are also active in Ovington.

Carbrooke is surrounded by beautiful Norfolk countryside and woodland including Thetford Forest and Wayland Wood, just outside Watton. The village benefits from both a pre-school and a primary school. Events are held at the Millennium Green, next to the village hall, a beautiful 10-acre space full of indigenous wildlife, trees and wildflowers. It has a maze, wildlife pond, amphitheatre and children's play area, as well as beautiful walks and trails across the site.

Watton, which is approximately 3 miles away, has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green.

Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. The nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes. The market town of Dereham is approximately 8 miles away with restaurants and cafés, museums, a leisure centre, golf course and schools.



## Note from Sowerbys



“This detached barn conversion presents a rare opportunity to acquire a serene countryside residence.”



### SERVICES CONNECTED

Services to be confirmed.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref: 0390-2033-4480-2604-5041

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: ///trembles.strutted.giving

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# SOWERBYS

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