



THE STORY OF

# Mulberry Barn

*Silfield, Norfolk*

SOWERBYS





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# Mulberry Barn

Silfield Street, Silfield, Norfolk  
NR18 9NL

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Converted to an Exceptional Standard

Stunning Vaulted Kitchen/Breakfast Room

Ample Reception Space

Galleried First Floor Landing

Four/Five Bedrooms

Principal En-Suite

Accommodation of Almost 4,000 Sq. Ft.

Grounds of 3.5 Acres (STMS) Including a  
Meadow and a Landscaped Courtyard

Double Garage and Two Bay Cart Lodge

Suitable for Equestrian Use

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An exceptional home where timeless character meets contemporary country living. Set within around 3.5 acres (STMS) of beautifully landscaped grounds, Mulberry Barn has been thoughtfully converted to create a warm and inviting retreat - perfect for both everyday life and entertaining in style.

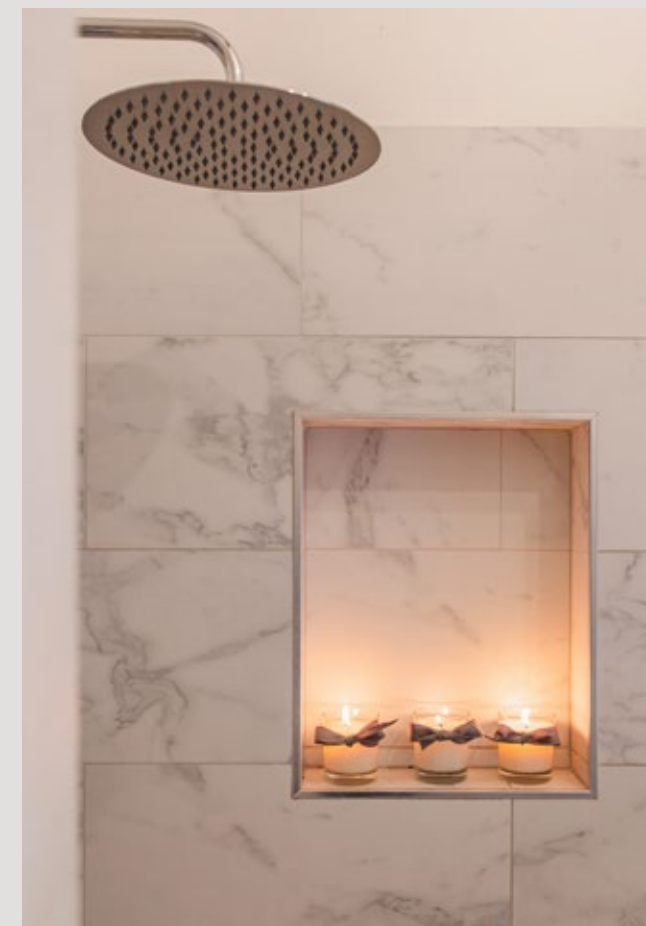
At the heart of the home lies a stunning vaulted kitchen, hand-crafted by Bryan Turner Kitchens. Painted cabinetry, granite work surfaces, and a generous island create an elegant yet practical space, complemented by an electric Aga. Reclaimed French pamment flooring with underfloor heating adds rustic comfort underfoot. The adjoining dining room is full of charm, with exposed brick walls and ceiling timbers - a wonderful setting for relaxed family meals or dinner parties.

A utility room with full height windows enjoys beautiful visuals of the rear courtyard garden, while the main barn opens up to two beautifully proportioned reception rooms, linked by a central staircase leading to a galleried first-floor landing. The sitting room features open studwork and exposed timbers, offering a cosy, informal atmosphere. The drawing room, with its striking stone fireplace, provides a more formal space for entertaining.

A single-storey wing leads to a study and a delightful garden room overlooking the courtyard - perfect for morning coffee or quiet reading. Beyond is an impressive vaulted family room, offering flexibility for guests or leisure use, and with potential to create an annexe for further versatility.

Upstairs, the galleried landing with exposed beams leads to a luxurious principal suite, complete with a vaulted ceiling, dressing room, and a beautifully appointed Albion Bath Company en-suite. Three additional bedrooms and another elegant Albion Bath Company bathroom complete the first floor.









Outside, a gravel driveway provides ample parking and access to a double garage. The front garden features mature hedging, a tranquil pond, and sweeping lawn. To the rear, a detached two-bay cart lodge with storage above sits beside further parking. Beyond lies an 'L'-shaped ryegrass meadow, ideal for equestrian use or simply enjoying open space.

The courtyard garden is an outdoor haven, thoughtfully designed with a raised entertaining deck, lawn and mature planting. There's something quietly luxurious about watching the fresh limelight hydrangeas surrender to the season, as the light grows softer and pale petals take on hints of blush before slowly evolving into rich plum and dusky mauve.

Whether hosting friends on summer evenings or enjoying peaceful moments in nature, Mulberry Barn offers a rare blend of period beauty and modern comfort in a truly idyllic setting.











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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# Silfield

WHERE MODERN COUNTRY LIFE  
COMES NATURALLY

A small Norfolk hamlet, Silfield is approximately 1.5 miles from bustling Wymondham. Set amidst the gentle rolling countryside of South Norfolk, Wymondham is a picturesque and historic market town with a strong sense of community and a reputation as one of the county's most desirable places to live. At its heart lies the magnificent Wymondham Abbey, an iconic 12th century landmark with beautiful surroundings and a rich ecclesiastical history that gives the town much of its charm.

Wymondham's vibrant town centre is home to an array of independent boutiques, traditional pubs, and cafés, with the popular Kett's Books and The Lemon Tree Café offering local flavour and friendly service. The town hosts a bustling weekly market and enjoys regular events including the Wymondham Music Festival and various heritage days celebrating the area's fascinating past.

For families and outdoor enthusiasts, there are lovely green spaces and walks along the Tiffey Valley, while nearby attractions include the Mid-Norfolk Railway, offering heritage steam train journeys through the countryside to Dereham, and Wymondham Heritage Museum, located in the town's historic Bridewell building.

Commuters are well served by Wymondham railway station, with direct connections to Norwich, Cambridge, and London. The A11 is also easily accessible, making road travel across the region convenient.

With highly regarded schools such as Wymondham College and Wymondham High Academy, along with the proximity to the cultural and retail offerings of Norwich – just 9 miles away – Wymondham offers the perfect blend of rural tranquillity and modern living.



## Note from the Vendor



“...the perfect home for summer, winter, and entertaining friends.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

D. Ref:- 8506-7823-4060-5533-9906

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: ///comedy.tests.universe

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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