



Frogs Farm
Springwood Lane | Woodton | Norfolk | NR35 2NF

RURAL & CONTEMPORARY LIVING



This is a home that makes an immediate and lasting impression.
Set within the peaceful Norfolk countryside, it brings together the rustic character of a traditional barn
with the ease and elegance of modern living.
Restored with care and respect for its heritage, the property offers beautiful natural textures
and a sense of openness that is both calming and inspiring.



KEY FEATURES

- An Exceptional Barn Conversion in a Peaceful Rural Location in the Sought-After Village of Woodton
- Four Bedrooms and Two Bath/Shower Rooms
- Kitchen with Separate Utility Room
- Spacious Open-Plan Living Areas with Impressive Vaulted Ceilings and Exposed Trusses
- Stunning Dining Room/Games Room with Views over the Garden
- Beautifully Restored Original Features including Brickwork and Timberwork, blending Rustic Character with Modern Comfort
- Set within Generous Grounds of 2 acres offering Privacy and Countryside Views
- South-Facing Outdoor Spaces ideal for Entertaining and Relaxation
- Triple Cart Bay Garaging with Further Store Room
- Easy Access to Beccles, Bungay, Harleston, Poringland and Norwich
- Energy Rating: D

For those seeking a lifestyle shaped by space, light and connection, this exceptional home speaks effortlessly to the heart. Barn living has a unique charm - one that embraces creativity, togetherness and freedom - and Frogs Farm carries this spirit throughout every room.

Space To Live, Room To Flourish

Stepping inside, the impressive scale of the interior is instantly felt. Vaulted ceilings reveal original trusses and timberwork, while open-plan living spaces create flow and flexibility for both family living and entertaining. Every detail reflects thoughtful craftsmanship, from the exposed brickwork to the carefully restored portals that honour the building's agricultural past. The generous reception areas lend themselves to moments of shared living - lively gatherings, relaxed evenings, or quiet weekends at home. More intimate corners of the property offer space for work, study or retreat, allowing the house to adapt fluidly to the demands of modern life.





KEY FEATURES

A Home Shaped By Nature

Set within expansive grounds of approximately two acres, Frogs Farm encourages a lifestyle centered around the outdoors. Mature trees, lawns, secluded seating spots and the paddock invite you to move through the gardens with the seasons. Long summer evenings, alfresco dining and peaceful mornings with birdsong become part of everyday life. This sense of connection to nature is one of the home's greatest luxuries. It offers balance, tranquillity and an escape from the fast pace of day-to-day routine.

A Life Of Ease & Connection

Located in the village of Woodton, Frogs Farm enjoys a beautifully balanced setting. The calm of rural life is complemented by easy access to amenities, schools and the well-loved market towns of Bungay and Harleston. Independent shops, artisan food producers, cafés and vibrant community life sit just a short drive away, while Norwich provides cultural attractions, fine dining and excellent transport links further afield. For those who value character, space and a lifestyle shaped by both nature and connection, Frogs Farm offers an exceptional opportunity - a home that has been cherished, lived in, and loved, ready to welcome its next chapter.





























INFORMATION



Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via Treatment Plant
Fibre to Cabinet Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
South Norfolk District Council - Council Tax Band G
Freehold

On The Doorstep

Nestled within the picturesque Norfolk countryside, Frogs Farm enjoys a peaceful yet well-connected setting in the village of Woodton. This charming rural community offers a slower pace of life, surrounded by open fields, far-reaching views and a wonderfully friendly village atmosphere. A short drive brings you to the historic market towns of Bungay and Harleston - both offering independent shops, cafés, artisan bakeries, restaurants and essential amenities. For families, the area provides access to well-regarded schools including Woodton Primary, Brooke Primary and Hempnall Primary, while nearby Harleston and Bungay offer further education options, sports facilities and thriving community hubs. Nature lovers will enjoy the abundance of walking routes on the doorstep, from countryside trails to woodland paths and quiet lanes ideal for cycling. Here, rural living meets convenience - a lifestyle shaped by fresh air, open horizons and a strong sense of community.

How Far Is It To?

- Bungay - approx. 10 minutes
- Harleston - approx. 12 minutes
- Poringland - approx. 12 minutes
- Norwich - approx. 25 minutes
- Norwich Railway Station - direct links to London Liverpool Street
- Norwich Airport - UK and European destinations
- Southwold, Lowestoft, Gorleston - approx. 30 to 40 minutes

Directions - Please Scan QR Code Below

From Beccles, leave the town on the B1062 signposted Bungay and follow this road all the way into Bungay. On reaching Bungay, follow signs for Norwich and join the B1332. Continue on the B1332 towards Norwich, passing through open countryside and then the village of Woodton. As you leave the main part of the village, look for Springwood Lane on the right-hand side. Turn right into Springwood Lane and follow the lane for approximately half a mile. Frogs Farm will be found along this stretch, set back from the lane on the right-hand side.

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... [galloped.mattress.grudge](https://www.threewordslocation.com/)

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Approximate total area^m

4421 ft²

410.7 m²

Reduced headroom

115 ft²

10.7 m²

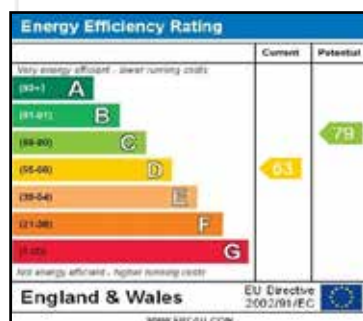
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.





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