



THE STORY OF

# White Swan Barn

*Hockwold, Norfolk*

SOWERBYS



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Hockwold, Norfolk  
IP26 4JW

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Delightful Barn Conversion with Over 2,260  
Sq. Ft. of Single-Storey Living Space

Stunning Vaulted Ceilings and  
Delightful Exposed Features

Three Spacious Double Bedrooms

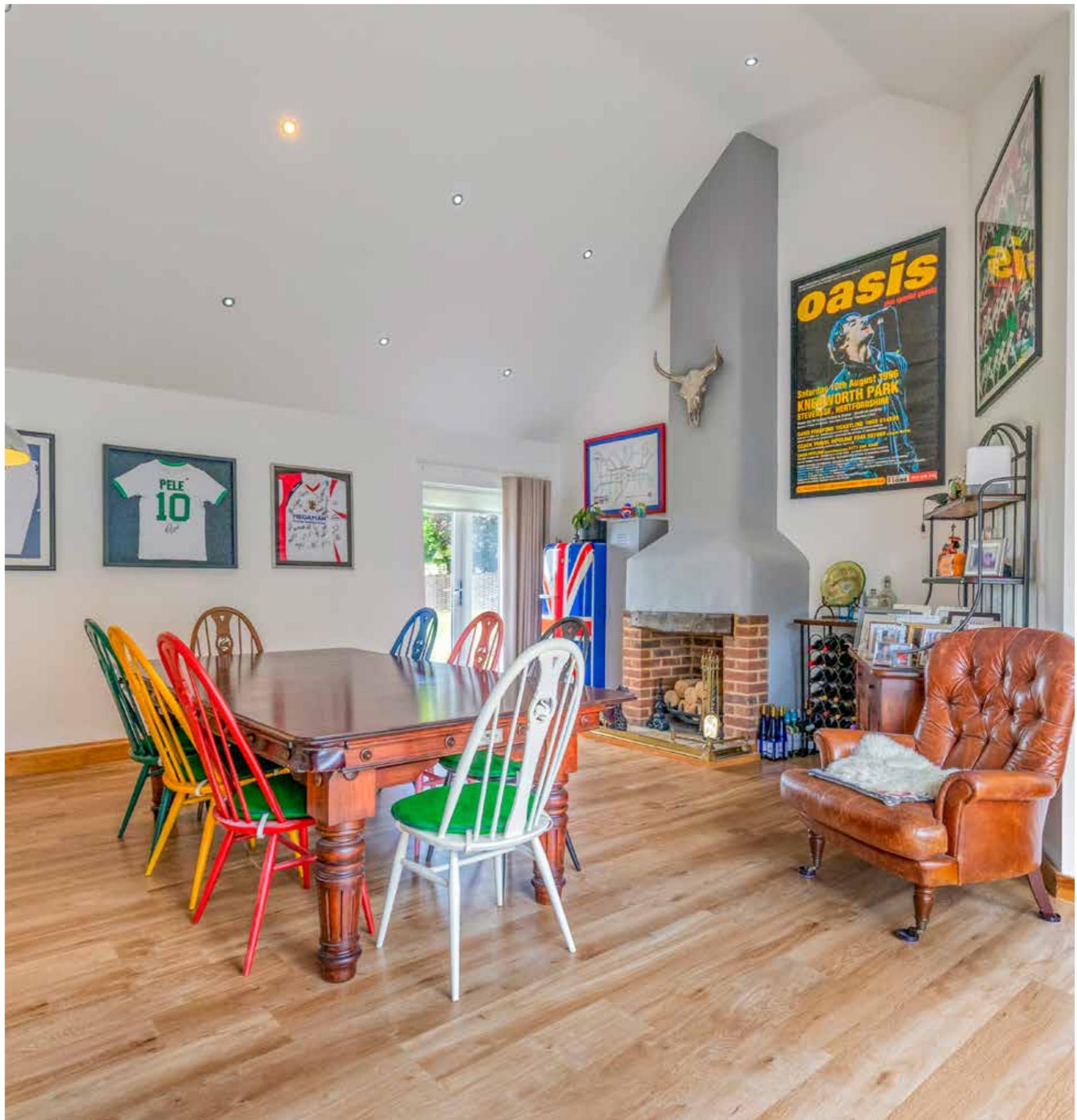
Large Kitchen/Dining Room and Two  
Further Well-Appointed Reception Rooms

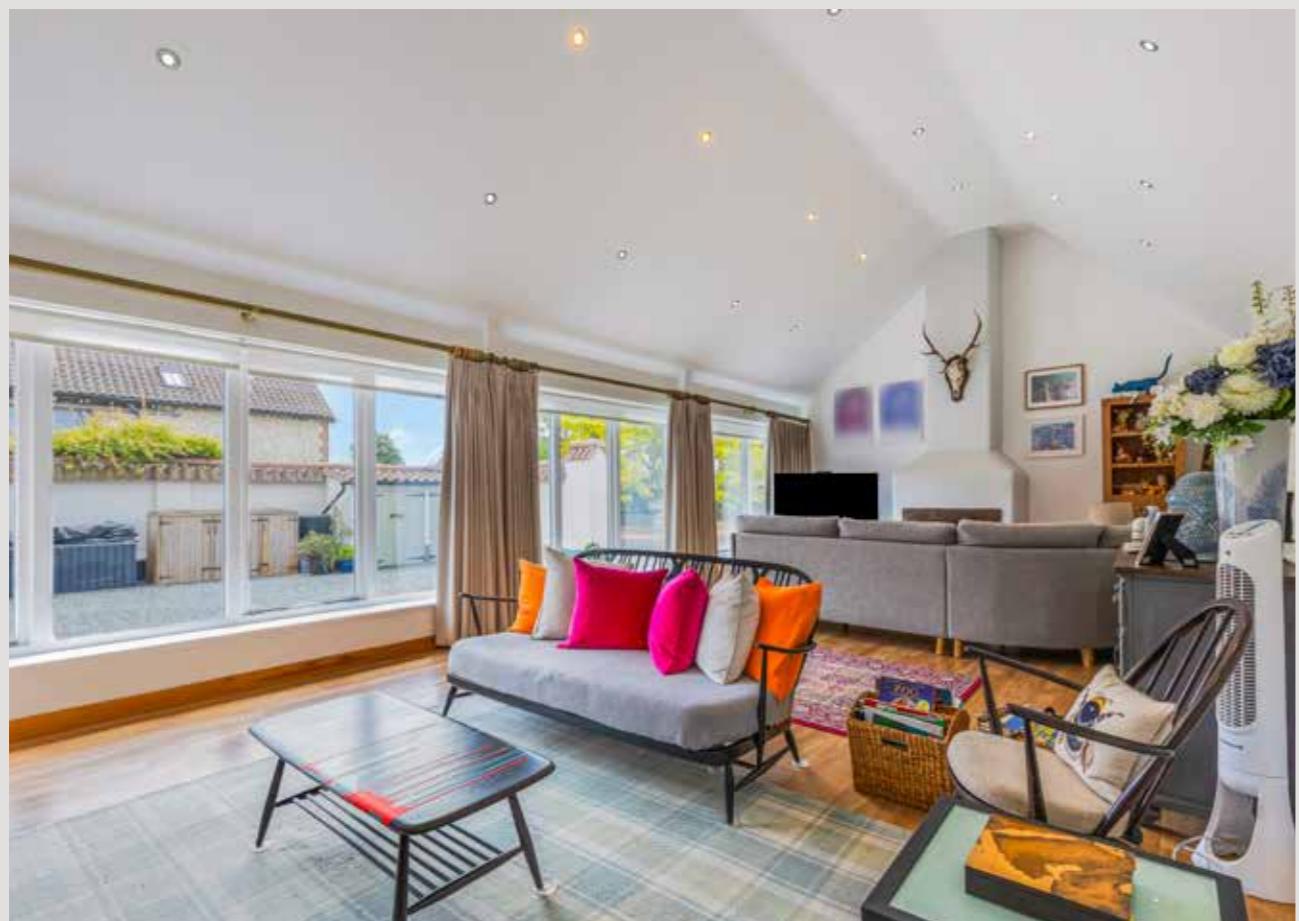
Bespoke Doors and Windows Throughout

Private Walled Courtyard, with  
Raised Terrace and Pergola

Gated Entrance and Generous Private Plot

Peaceful Village Setting with River Access Nearby





Tucked away in the heart of the Norfolk countryside, White Swan Barn is a truly special home, steeped in rustic character yet meticulously modernised throughout. Once an old cowshed, this exceptional single-storey barn conversion now offers over 2,260 sq. ft. of light-filled, flexible living space, all set within a tranquil village near the river and surrounded by open farmland.

Since moving in, the current owners have lovingly enhanced the property, bringing elegance and functionality together through a series of considered upgrades. The pièce de résistance? A stunning collection of bespoke windows and doors, crafted to elevate both natural light and energy efficiency, while perfectly complementing the barn's heritage stone exterior.

Step inside and you're welcomed by a generous reception hall, flowing into a vast open-plan kitchen/dining room, the true heart of the home. Bathed in daylight and anchored by a central island, this space is perfect for entertaining or simply soaking in the peaceful views beyond. Adjacent lies the expansive drawing room, a space of warmth and calm, ideal for evenings in.

To one side, the accommodation wing hosts three beautifully proportioned double bedrooms. The principal suite boasts an en-suite shower room and garden views, while the further two bedrooms are served by a stylish family bathroom. The second reception room, currently arranged as a formal dining area, offers yet more versatility, with french doors opening onto a highly private courtyard garden, where a raised terrace provides the perfect spot for al fresco dining or sun-drenched morning coffees.



The overall feel of light in the house is amazing, especially in the kitchen.





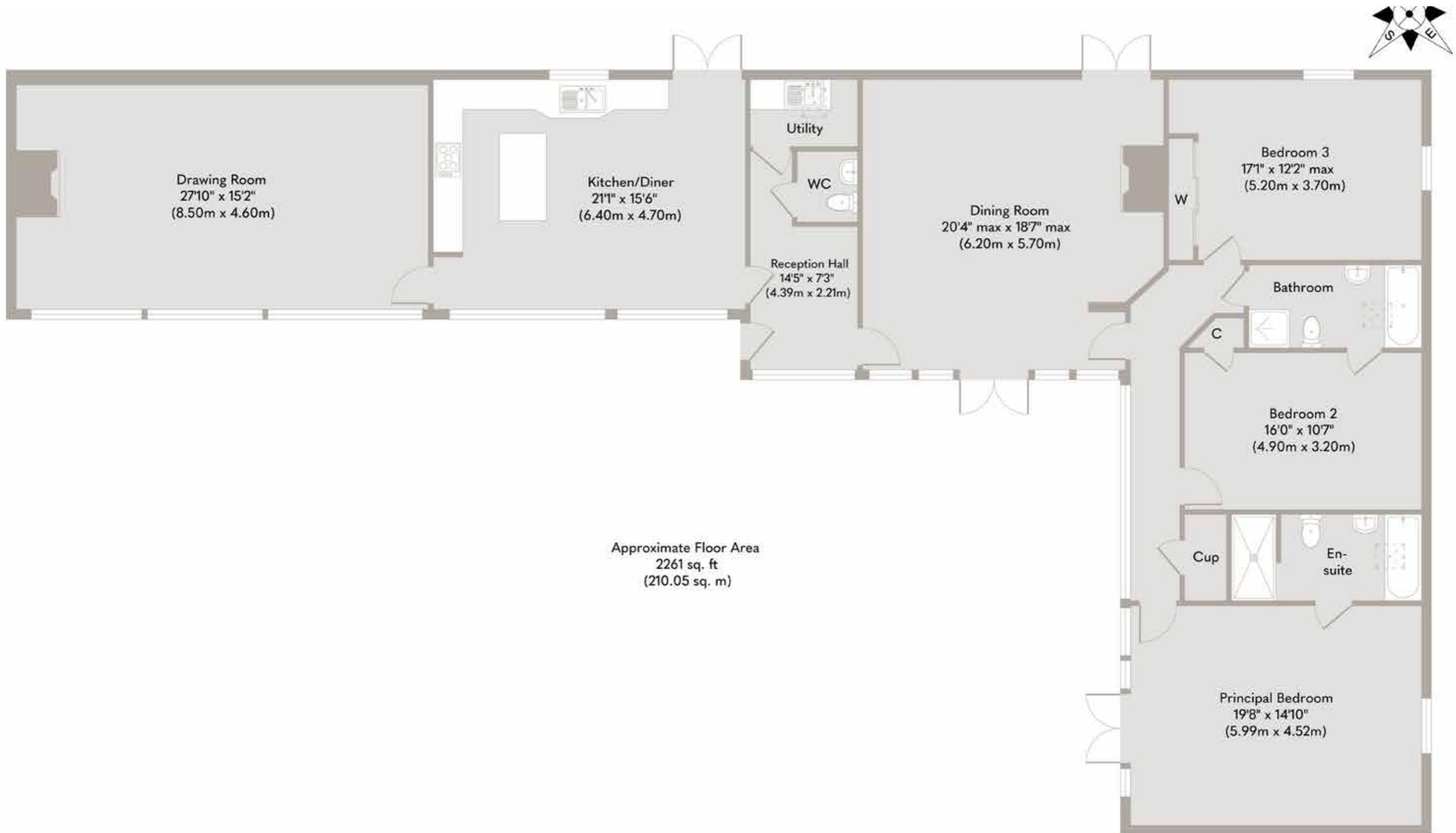
Beyond the interiors, the sense of serenity continues. The barn is framed by immaculately maintained gardens, a private gated entrance, and a large south-facing lawn. Nature lovers will delight in the surroundings: just 100 yards from the house, a secluded stretch of river teems with wildlife—deer, otters, birdlife, and even the occasional seal.

Located just minutes from the villages of Hockwold and Feltwell and within easy reach of both Thetford and Downham Market, White Swan Barn delivers the ultimate rural retreat without compromising convenience.



We moved from a town to what is a very quiet spot, by design. It has been very peaceful and relaxing.





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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# Hockwold

WHERE HISTORY MEETS WILD  
HEATHLAND

Situated in the heart of the Breckland district of Norfolk, Hockwold is a picturesque village that blends rural charm with rich historical character. Situated near the borders of Suffolk and Cambridgeshire, it offers a tranquil setting surrounded by open farmland, ancient woodland, and the unique sandy heathland that defines the Brecks.

The village itself is steeped in history, with St. James' Church standing as a striking example of medieval architecture. Many of Hockwold's cottages and farmhouses date back centuries, contributing to its timeless, peaceful atmosphere. The nearby Hockwold Hall - a grand country house set within beautiful grounds - is a focal point for local events and weddings, adding to the village's appeal.

Hockwold enjoys a strong sense of community, with a primary school, local pub, and various village events bringing residents together throughout the year. Nature lovers are drawn to the area for its proximity to Thetford Forest and the nearby RSPB Lakenheath Fen Reserve, a haven for birdwatchers and walkers alike.

Though rural, Hockwold is well-connected, with the towns of Brandon and Thetford a short drive away, offering amenities, rail links, and access to larger services. Its serene landscape, historical roots, and welcoming community make it a hidden gem in Norfolk's countryside.



## Note from the Vendor



"There is a river less than 100 yards away that is very secluded and so peaceful.

We have seen everything you could in this country there."



### SERVICES CONNECTED

Mains electricity and water. Drainage to shared sewage treatment plant. Oil fired central heating.

### 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: ///documents.brands.scramble

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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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