



Ash Barns
Stone Lane | Twyford | Norfolk | NR20 5NA

 FINE & COUNTRY

COUNTRY BARN HAVEN



This truly exceptional converted barn captures the essence of Norfolk countryside living, blending historic farm architecture with generous internal spaces.

Set within its own private plot approaching nine acres complete with parkland style gardens, a wildlife pond and three paddocks ideal for equestrian or smallholder uses, the property enjoys far reaching views. With an additional barn offering storage, stabling or residential potential, it represents a unique prospect for those seeking a rural home with land in a sought-after village between vibrant market towns.



KEY FEATURES

- A Substantial Converted Barn of Traditional Norfolk Brick situated in the Village of Twyford
- The Gardens and Paddocks extend to 8.7 acres in Total (stms)
- Second Detached Barn with Tack Room, Kitchen Room, WC and Heating providing Potential for Conversion
- Four Bedrooms - One with an En-Suite plus a Family Bathroom
- Three Generous Reception Rooms plus a Garden Room and a Study
- Substantial Central Dining Hall Perfect for Family Celebrations
- Stocked Parkland Gardens with Trees, Shrubs, Pond & Greenhouse
- The Three Interconnecting Paddocks extend to 6.9 acres (stms) with Power to the First Field and Auto Water Troughs Throughout
- Large Driveway with Abundant Parking, & Attached Double Garage
- Rural Position with Access to Coast, Countryside and Market Towns
- The Accommodation extends to 3,988sq.ft incl Second Barn & Garage
- Energy Rating: E

Ash Barns delivers a compelling blend of space, character and practicality, with its combination of living accommodation, gardens and paddocks appealing to families, equestrian enthusiasts or anyone desiring a peaceful yet connected country lifestyle.

A Dream Realised

"We were drawn to the rural setting and generous plot, plus the opportunity it provided us to design our own garden from scratch – the property was simply standing in an unloved field when we bought it," the owner said when asked what first attracted them to the property. The barn's side-on position to the road enhances privacy, with gardens wrapping around three sides and a second barn alongside, while the southwest-facing front captures the afternoon sun. "The property formed part of the original farm which still exists alongside a handful of other homes along the lane, all originally farm buildings," the owner explained. Having owned Ash Barns since the barn's conversion in 1994, they have undertaken significant enhancements, transforming the grassland setting into a mature and functional country retreat. "Some interior work was done to the second barn to add a tack room as we kept horses on the paddocks within the property."

Country Living With Everyday Ease

On entering the property via the generous driveway and ample parking area, the handsome brick barn welcomes you with its traditional elevations and large windows hinting at the light filled spaces within. The front door opens into an impressive central hall that doubles as the most amazing dining hall, a spacious and versatile area that accommodates a large table and serves as the welcoming hub of the home with easy access to all principal rooms. To one side lies the main sitting room, a delightful classic space featuring a substantial open fireplace, exposed features and generous windows that overlook the gardens, creating a warm and inviting family gathering spot.





KEY FEATURES

Continuing the ground floor layout, a second sitting room offers a light filled twin aspect design with relaxing outlooks over both the garden and courtyard, providing a peaceful retreat or additional reception area. The garden room stands out with its extensive glazing and direct access to the patio and lawns, seamlessly blending indoor and outdoor living and allowing the beauty of the grounds to flood in. Kitchen and utility spaces adjoin conveniently while, upstairs, four bedrooms are arranged around the landing, including a principal bedroom (with en suite), served by the family bathroom and enjoying delightful elevated views across the gardens, paddocks and open countryside.

So Much To Offer

What sets the property apart is the layout, creating an atmosphere of space and flow enhanced by the rural yet accessible setting. "It's the everyday convenience," the owner commented. "Living within this area of small villages and the beautiful market towns of Reepham and Holt and the larger towns of Dereham and Fakenham can supply most everyday needs and more. Norwich is also easily accessible by frequent public transport or car," they said, reflecting on its unique balance.

Favourite Spaces

"The garden room is a definite favourite, with large windows and filled with indoor plants it opens onto the garden and patio which brings in the joy of the garden even on the wettest of days," going on to say, "then there's the sitting room, a lovely classic room with large open fire and large windows. A real family room, with the hall - doubling as a dining hall - is perfect for family celebrations around the large table," the owner described. "With the Christmas tree positioned in the centre of the home, it gives the whole place that special festive feel for the family to enjoy." The second sitting room completes the highlights, noted as a light and airy space with a relaxing outlook with both views over the garden and courtyard from this twin aspect room.

The Grounds

The gardens wrap generously around three sides of the barn, mainly laid to lawn with a parkland arrangement of trees and shrubs. "All the garden planting was done by ourselves with trees, shrubs and hedges and a kitchen garden. There is a large pond with reeds and lilies in front of the property and a large driveway." Wildlife includes moorhens on the pond, deer, kingfishers, an abundance of garden birds with barn owls often spotted in the paddocks. "We have three paddocks running back from the garden all interconnecting with auto feeding water troughs and an electric supply run out to the first field. Horses and sheep have grazed these classic fields," they added. The additional barn includes the tack room and offers unconverted space with strong potential for further uses.





























INFORMATION



On The Doorstep

Twyford is a small parish backing onto Bintree Village and Bintree Woods, with the nearby village of Bintree boasting Algy's Farm Shop, famous for its "Norfolk Popcorn" (home-grown and popped on site) and which has recently expanded with a new café serving local produce. Bintree offers a peaceful village atmosphere between Reepham (7.5 miles), Dereham and Fakenham (8 miles), with nearby Foulsham providing a primary school for pupils aged 5 to 11 and a nursery and reception childcare service, The Queen's Head pub and a village store. Guist offers a post office and a convenience store. "The North Norfolk coast is a firm favourite due to its proximity and ease of access. The nearest spots are the harbours of Wells-next-the-Sea, Blakeney and Morston, while the entire stretch from Cromer in the east to Hunstanton in the west offers everything from water sports to peaceful walks across the famous marshes," the owner said. "There is beautiful countryside right on the doorstep with Bintree Mill and the Wensum River and Valley at the end of the road, walking and riding is easily accessible in Bintree woods. There are also opportunities for fishing, boating and canoeing, with the National Cycle network nearby," they added. "For many years we would spend time on the water with our boat based at Morston exploring the coastline and seeing the seals in their natural habitat at Blakeney Point."

How Far Is It To?

Fakenham with its weekly market, choice of supermarkets, a cinema, racecourse and range of shops lies approximately 8 miles north west. Holt, with excellent shopping and Gresham's School, is about 12 miles away. The North Norfolk Coast, including Blakeney, Holkham, Cley and Wells-next-the-Sea, is roughly 14 miles north. Norwich city centre and mainline rail station (serving London and other destinations) is around 18 miles south east along the A1067, with frequent buses available. The estates of Sandringham, Holkham and Houghton Hall are all within easy reach along with the North Norfolk coast, while major roads including the A11 accessed at Norwich and the A47 near Dereham leave you well connected.

Directions

Head south east out of Fakenham on the A1067 towards Norwich for approximately six miles. Take the right turn into Stone Lane signposted to Twyford and proceed to where the property will be found on the right-hand side.

Services, District Council and Tenure

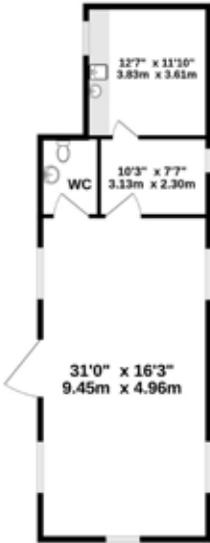
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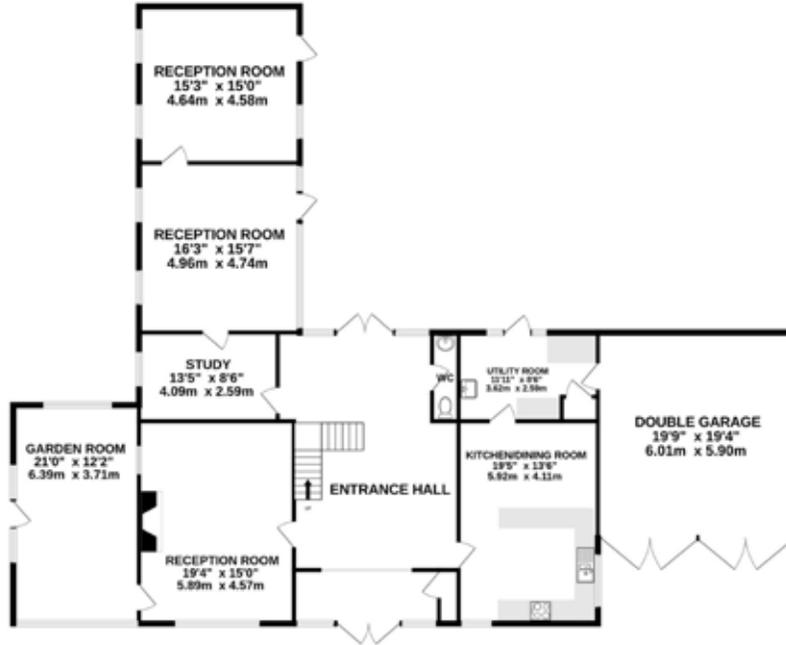
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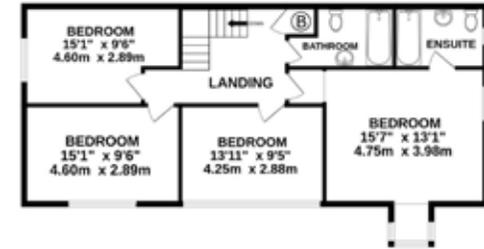
BATH
779 sq.ft. (72.1 sq.m.) approx.



GROUND FLOOR
2291 sq.ft. (212.4 sq.m.) approx.



1ST FLOOR
802 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 3988 sq.ft. (370.5 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)		E52	E55
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

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