



River Barn  
Rabbit Lane | Great Witchingham | Norfolk | NR9 5ND

# A TRUE ONE OFF



“This barn conversion is one of the best we’ve seen, beautifully, thoughtfully and authentically converted to allow the character and features to shine, whilst creating a comfortable family home. With flexible accommodation, magnificent entertaining spaces, stunning formal gardens, woodland, and space for children to play, this is a place anyone would be proud to call home.”



# KEY FEATURES

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- A Stunning! Grade II Listed, Converted Threshing Barn situated in the Village of Great Witchingham
- Four Bedrooms and Three Bath/Shower Rooms in Total
- The Principal Bedroom benefits from an En-Suite & Dressing Room
- Bespoke Kitchen/Dining Room with Separate Utility, Boot Room and Ground Floor Shower Room
- Two Reception Rooms plus a Large Entrance Hall/Garden Room
- The Beautiful Landscaped Gardens with Circular Lawn and Woodland Area extend to around 1.5 acres (stms)
- Large Outbuilding consisting of Garaging with Storage Above and a Cart Bay with Extensive Parking Available
- The Accommodation extends to 2,433sq.ft
- No EPC Required

Working closely with conservation officers, the owners have transformed what was a dilapidated threshing barn into a glorious family home. It's been a labour of love but the results speak for themselves, saving a precious Grade II listed building and breathing new life into it. In open countryside but close to everything you need, this home has it all.

## A Spectacular Home

The barn was built around 1780 and is Grade II listed. When the owners bought it, the building was on the at-risk register and they knew it would be a massive project. They loved the idea of giving it a new lease of life and worked very closely with an experienced architect and conservation officers to make it happen. With a lot of hard work and attention to detail, they have created an incredible family home that beautifully blends contemporary comforts and materials with a heritage country feel that's true to the fabric of the building. They have been able to keep almost all of the original oak roof, restoring massive trusses thought to have been repurposed from an old ship. They have also retained areas of exposed brick and finished the barn with warm, neutral tones. The bespoke kitchen was made with polished Corian doors and quartz tops, so it's incredibly hard wearing and family friendly – just one example of the quality of the finish, with no expense spared.





# KEY FEATURES

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## Family Friendly And Fun

When asked what their favourite part of the property is, the owners struggle to decide – they love every room in the house. But special mention goes to the garden room with its high ceiling, beams and large windows allowing the sun to pour in and framing views of the garden. Another part they love is the extension built in 2022, including a boot room, shower room and utility room for all the practical stuff, plus a large reception room that works brilliantly as a family space. The main sitting room is lovely for a family or for entertaining, with double doors to the south that you can open wide on sunny days. The kitchen is fitted with Bosch series 6 ovens and is a wonderfully sociable space, with a central island and room for a large table where you can gather friends and family for Sunday lunch, morning coffees, special celebrations and more. Upstairs the layout is perfect for family life, with three bedrooms and a family bathroom at one end of the house, then a magnificent principal bedroom suite with shower room and dressing room at the other – a lovely private space for parents.

## Making Memories

The barn sits in around 1.5 acres of grounds. You have a large formal garden to the south, where the owners have seen abundant wildlife, including squirrels, foxes, owls and many garden birds. Sitting out with your morning coffee, birdsong is the only sound. There's also an area of woodland, which is great fun for kids and allows for plenty of adventures. During their years at the barn, the owners have made a lot of memories, and having so much space inside and out really does lend itself to social occasions. They have had their wedding reception in the garden, with a beautiful marquee, had parties with friends and summer barbecues with family, cricket on the lawn and a dip in the hot tub. In fact, sitting out in the hot tub on a snowy day is one of their favourite memories. The owners have raised their children here and the kids love riding bikes and go karts in the garden. Last summer the owners added a large pergola outside the barn, which means you can entertain outdoors even when the British weather takes a turn for the worse – rain doesn't stop play here!





























# INFORMATION

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## On The Doorstep

This is an incredibly peaceful and relaxing spot. You're near to Great Witchingham and Lenwade, so you have a bakery, butchers, primary school, GP surgery and more on the doorstep. The golf club has an excellent restaurant open to non-members, and the Marriott's Way allows for plenty of outdoor activities, including walking and cycling. The village is perhaps best known for the dinosaur park – a hit with young children. Slightly further afield you have the lovely market town of Reepham in one direction and the historic city of Norwich in the other. You're also within easy reach of both the coast and the Broads.

## How Far Is It To?

Great Witchingham lies approximately 13 miles south east of Fakenham and 12 miles north west of Norwich. Often described as the 'Gateway to the North Norfolk coast', the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. For more information go to: [www.fakenhamweb.co.uk](http://www.fakenhamweb.co.uk), while the Cathedral City of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

## Directions

Leave Norwich on the Fakenham Road. Continue along this road until you reach the village of Lenwade. Take a right hand turn onto Porter's Lane and then turn left onto Rabbit Lane where you will find the drive leading down to River Barn on your right hand side.

## Services, District Council and Tenure

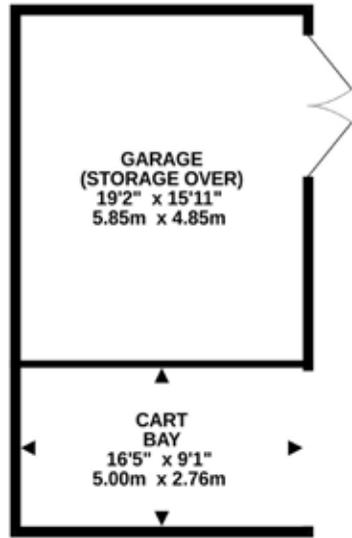
Air Source Heat Pump - Underfloor to Ground Floor, Radiators to First Floor  
Shared Mains Water Supply (an application just needs to be made to Anglian water for individual supply) Private Drainage via Treatment Plant  
Fibre to Cabinet Broadband Available - vendor uses Vodafone  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Broadland District Council - Council Tax Band E  
Freehold

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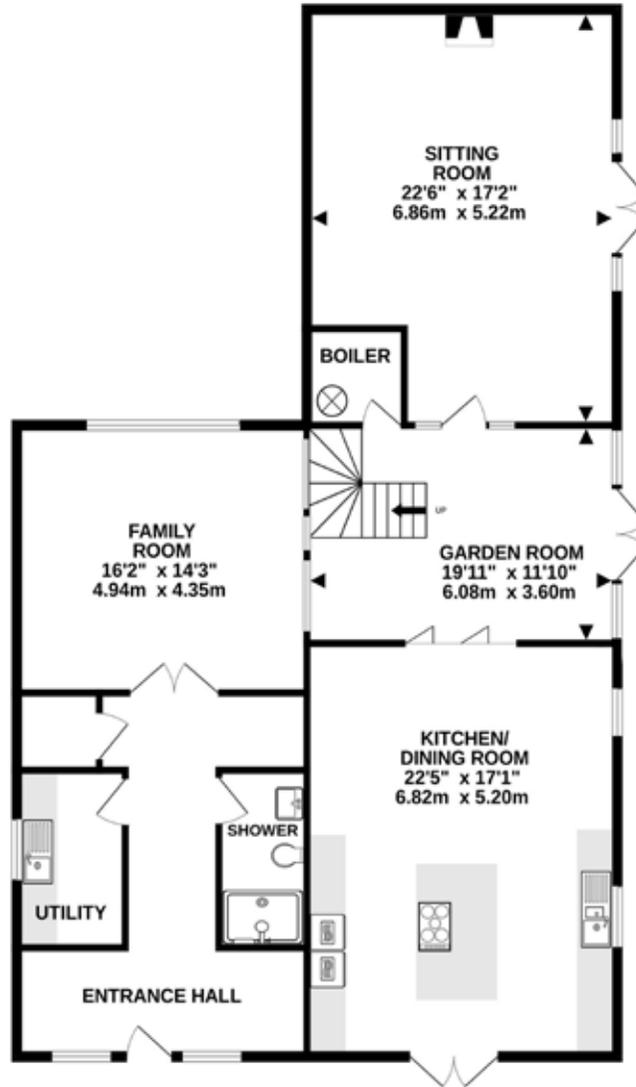


OUTBUILDING  
464 sq.ft. (43.1 sq.m.) approx.

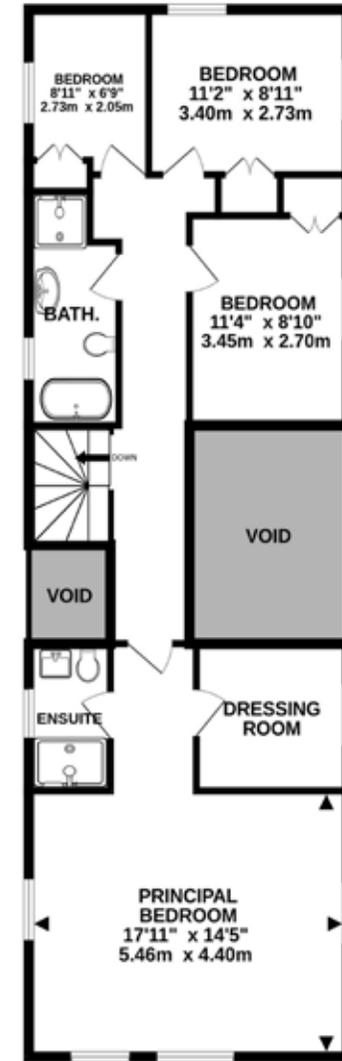


FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) :  
2433 sq.ft. (226.1 sq.m.) approx.  
TOTAL FLOOR AREA : 2897 sq.ft. (269.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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GROUND FLOOR  
1549 sq.ft. (143.9 sq.m.) approx.



1ST FLOOR  
884 sq.ft. (82.2 sq.m.) approx.

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.





# FINE & COUNTRY

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