



**Pooly Farm Barns, Thetford Road, Northwold, Thetford, IP26  
5LS**

**welcome to**

## **Pooly Farm Barns, Thetford Road, Northwold, Thetford**

A luxurious GRADE II LISTED BARN CONVERSION with sweeping FIELD VIEWS, a range of retained CHARACTER FEATURES, three bedrooms, master EN-SUITE, open-plan, versatile living, country-style kitchen and an elegant rear garden — premium countryside living near Brandon, Downham Market and key rail links.

### **Summary**

Elegantly positioned on the tranquil outskirts of the highly regarded Norfolk village of Mundford, this exceptional barn conversion offers a sophisticated blend of rural refinement and contemporary living. Framed by uninterrupted rolling field views and forming part of an exclusive collection of characterful homes, the property delivers an enviable lifestyle—serene countryside surroundings with effortless access to Brandon and Downham Market, both offering excellent amenities, reputable schools and mainline rail connections to Cambridge, Norwich and London Kings Cross.

Inside, the home unfolds with an impressive entrance hall—remarkably spacious and versatile, setting an immediate tone of quality. A further hallway leads to a chic downstairs cloakroom and a beautifully appointed country-style kitchen, thoughtfully designed to accommodate generous dining and modern appliances.

The expansive open-plan living/family room provides an elegant yet relaxed setting for both intimate evenings and larger gatherings, enhanced by an adjoining study perfect for home working or quiet retreat.

Upstairs, three well-proportioned bedrooms deliver comfort and tranquillity, including a refined principal suite with a luxurious en-suite bathroom, complemented by a stylish family bathroom.

The private rear garden offers a wonderful extension of the living space, with a large lawn, mature borders and a welcoming terrace—ideal for alfresco dining, relaxation and entertaining.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With built in cupboard housing consumer unit, further built in storage cupboard, two windows to front, door to front and radiator.

#### **Living Room**

With window and door to front and two radiators.

#### **Family Room**

With double doors leading out to the rear garden and radiator.

#### **Study**

With window to front and radiator.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for fridge/freezer, double oven, double doors leading out to the rear, window to rear and radiator.

#### **Inner Hall**

With door to rear, skylight and radiator.

#### **Downstairs Cloakroom**

With W.C, wash hand basin with mixer tap over, window to side and radiator.

#### **First Floor Landing**

With skylight.





### **Master Bedroom**

With some restricted head height, dual aspect windows to both the front and rear and radiator.

### **Master En-Suite**

With some restricted head height, W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over and heated towel rail.

### **Bedroom Two**

With some restricted head height, window to front, skylight and radiator.

### **Bedroom Three**

With some restricted head height, window to front and radiator.



### **Family Bathroom**

With some restricted head height, W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, skylight and heated towel rail.

### **Outside**

To the rear of the property, the enclosed garden is largely laid to lawn with a large paved patio area, various shrub and floral borders to the sides and rear and a gate, providing access to:

### **Double Garage**

With two up and over garage doors to front, with space for off road parking too.

### **Agents Note**

Please note that this property is served by oil fired central heating. Please contact the Branch for more details.



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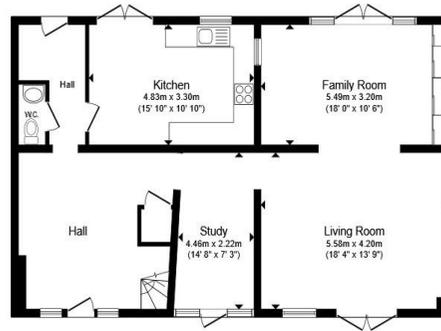
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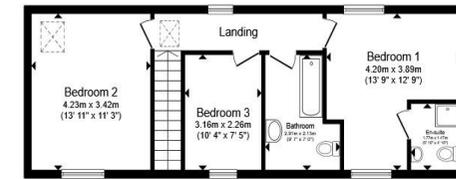
- Premium Grade II Listed Barn Conversion in a Sought After Rural Setting
- Beautiful Views Surrounding
- Impressive Entrance Hall with Versatile Reception Potential
- Elegant Country Style Kitchen with Space for Dining
- Downstairs Cloakroom, Master En-Suite and Family Bathroom
- Open Plan Living Space with Living Room, Family Room & Study / Reading Nook
- Three Good Sized Bedrooms
- Versatile Rear Garden with Lovely Patio

Tenure: Freehold EPC Rating: Exempt

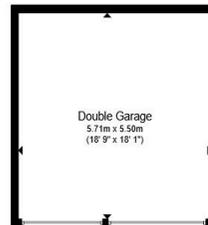
# £375,000



Ground Floor



First Floor



Garage

Total floor area 178.6 m<sup>2</sup> (1,922 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BRD111053 - 0001

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