



4 Church Farm Barns  
Rectory Lane | Little Melton | Norfolk | NR9 3AF

# SURROUNDED BY BEAUTY



“A stylish and spacious barn conversion that wouldn’t look out of place in an interior design magazine, this is an enviable home indeed.

In an idyllic country setting with generous gardens backing onto open fields, when you’re enjoying the tranquility of this location it’s hard to believe you’re only just outside the city. A few minutes’ drive from the university, hospital and main roads.”



# KEY FEATURES

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- A Superb Single Storey Barn Conversion, Developed to a High Standard with Field Views
- Situated on a Small Complex of Barns in the Sought After Village of Little Melton
- Four Double Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom and Guest Bedroom benefit from En-Suite Facilities
- Kitchen/Breakfast Room with Large Open Plan Dining Area; Separate Utility Room
- Two Further Reception Rooms and a Study
- Large Garden with the Entire Plot measuring 0.75 of an acre (stms)
- Double Garage and Double Carport
- Driveway providing Plenty of Parking
- The Accommodation extends to 2,341sq.ft
- Energy Rating: D

This barn conversion has been carried out skilfully with great attention to detail, and the result is a home that's as impressive as it is welcoming. Offering a great balance of open spaces and more intimate rooms, it's perfect for parties and ideal for family life too. Coming to the market for the first time since it was newly converted, this is an opportunity not to be missed!

## Living The Dream

It's easy to see what drew the owners here when this barn was first converted, almost 20 years ago. It brilliantly blends comfortable rustic style, suiting the building and the setting, with modern conveniences and a high-quality finish. The layout has also been thoughtfully configured, making the most of the sheer size and scale of the building whilst still creating attractive rooms where you can relax and unwind. Being on one level, you have vaulted ceilings adding to the sense of space, with some beautiful exposed trusses and beams. The owners confirm it's a very easy house to live in – one that doesn't ask for much but has a lot to give. Low maintenance but very appealing, it's proved perfect for them and their family, with lots of happy memories made here over the years.





# KEY FEATURES

## A Real Haven

The barn is set well back from the road, so it feels nicely tucked away and private, right from the start. You have a large garage, ideal for a workshop, plus a double cart lodge and plenty of parking on the drive. As you enter the property, a door on your left leads to the bedroom wing, offering a nice degree of separation from the reception areas and kitchen. There are four generous double bedrooms here, two with ensuite facilities and the other two sharing a family bathroom with bath and separate shower. All four bedrooms have built in storage, which is another useful feature.

## Work, Rest And Play

It's the living space that's the real star of the show here. The owners extended the kitchen some years ago, creating a wonderful open plan area with room for both seating and dining – proper 'heart of the home' stuff! The well-equipped kitchen is a dream for keen cooks, and you can whip up a feast in here while keeping an eye on the kids or chatting to friends who are sitting up at the breakfast bar. Three sets of doors open onto the patio beyond, with sun pouring in throughout the day. In addition to this multi-purpose space, there's a large main sitting room, this area with a dual aspect and two sets of doors, benefiting from both the morning and afternoon sun. You also have a separate family room, plus a useful study.

## Life In Balance

You look out from the barn over your garden and open fields beyond. The generous plot is completely private and gets a huge amount of sun. Fire up the barbecue on your patio or watch your kids playing football on the lawn – there's also plenty of room for a keen gardener to add more planting, or you could start growing your own fruit and veg. Deer wander through the neighbouring fields, while cows sometimes graze here. It's a truly lovely spot. Despite the seemingly sleepy setting, there's plenty going on in the village, with an excellent pub, useful village shop, primary school and more just a short stroll from the barn. It's hard to believe, but you're very close to the city, just a few minutes' drive from the hospital, university, Park and Ride, shops and more, with the A11 and A47 within easy reach for travel out of the area. You really couldn't ask for a better balance of country life with Norwich practically on the doorstep!

































# INFORMATION

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## On The Doorstep

Little Melton is a small village set to the south side of Norwich offering excellent access to both the A11 and the A47. There is also good access to the Norfolk and Norwich Hospital, Sainsburys and Tesco Supermarkets. The village itself has a thriving shop satisfying most needs, a highly regarded school and public house.

## How Far Is It To?

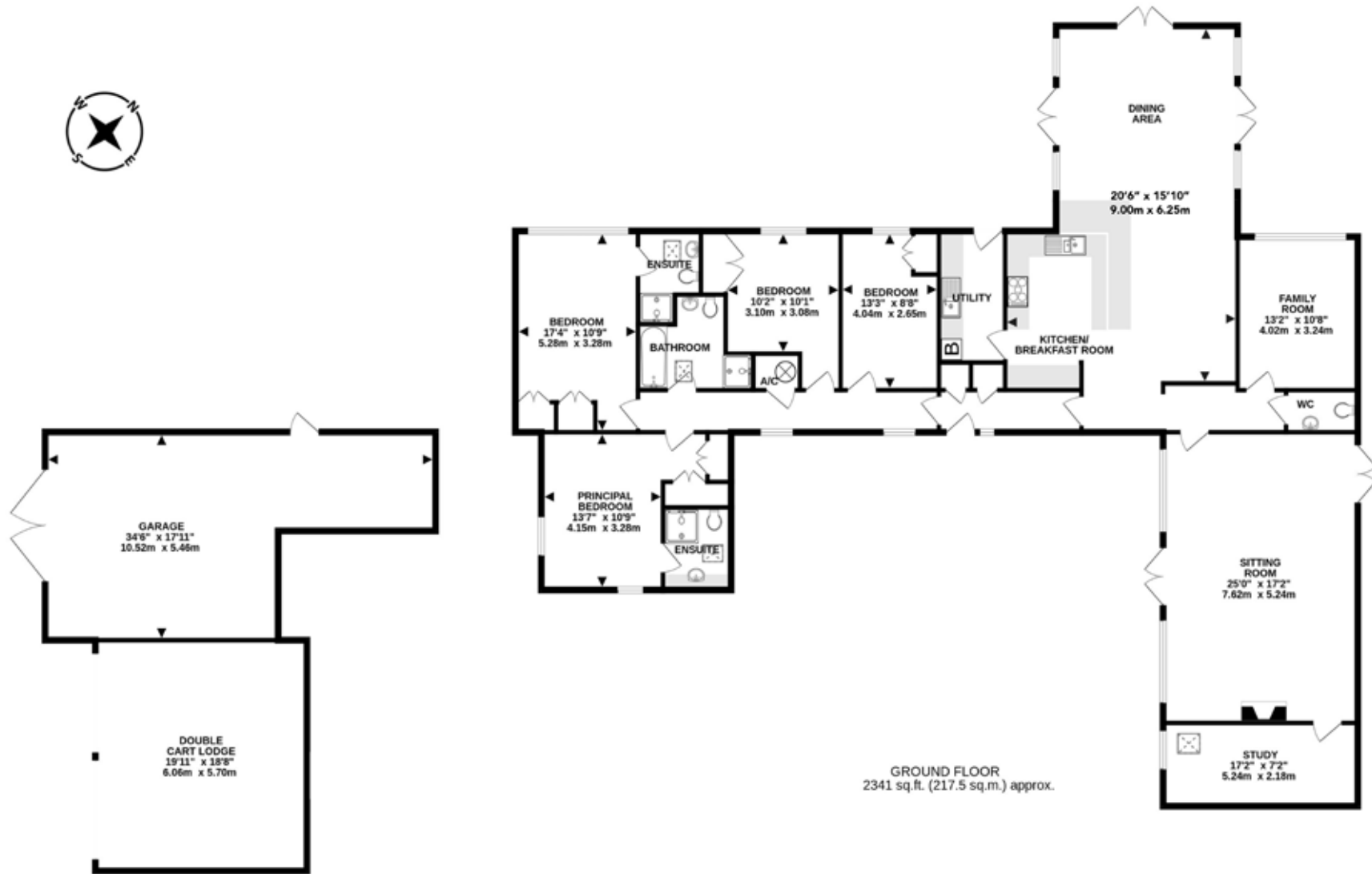
The cathedral city of Norwich is approximately 4 miles away and offers extensive shopping, cultural and leisure facilities with a main line station connecting to London Liverpool Street and commuter links to Cambridge. There is an international airport to the north of the city. "Church Farm Barns enjoy the rarity of being set in the heart of a Norfolk village yet within a stone's throw of Norwich. It takes just a couple of minutes to reach the major A47 road, with its connections around Norwich and out of the county. The local shop, school and pub/restaurant are only a short walk away."

## Directions

Leave Norwich on the B1108 Watton Rd. After passing over the A47 Southern Bypass take the second turning on your left into Rectory Lane and Church Farm Barns will be found on the right hand side clearly signposted with a Fine and Country For Sale Board. Number 4 is found to the end of the complex on the right hand side.

## Services, District Council and Tenure

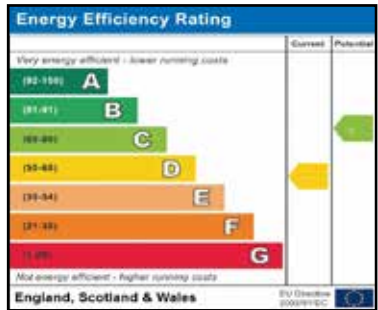
Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
Mobile Phone Signal - The Vendors currently use Vodafone  
Broadband Provider is currently Sky  
South Norfolk District Council - Council Tax Band F  
Freehold



**GROUND FLOOR**  
2341 sq.ft. (217.5 sq.m.) approx.

**TOTAL FLOOR AREA : 3201 sq.ft. (297.4 sq.m.) approx.**

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