



4 Street Farm Barns  
Catfield | Norfolk | NR29 5HP

# STYLISH AND LIGHT



“A beautiful and stylish barn with great character, where wonderfully proportioned rooms are filled with light.

Home to a creative couple with a keen eye for design,  
a testament to the way the barn has been so cleverly converted and finished with careful attention to detail.

It’s a lovely home, inside and out, tucked away in the heart of a Broadland village,  
walking distance from amenities and from open countryside, a short drive from the Broads and the beach.”



# KEY FEATURES

- A Spacious Single Storey Barn Conversion situated in the Village of Catfield
- Three Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room with Separate Utility and WC
- Sitting Room with Vaulted Ceiling and Wood Burning Stove
- Enclosed Rear Garden with Decked Area and Vegetable Beds
- Electric Car Charging Point Linked to Solar Panels
- Large Gravel Drive provides Plenty of Parking
- The Accommodation extends to 1,427sq.ft
- Energy Rating: D

This barn sits at the end of a long drive, well away from the road, in the centre of a village that has plenty of facilities. It's a breath of fresh air, with its classic country character and a bright and airy interior finished in calming colours. Lovely as a family home or for a couple, this is a place that has so much to give.

## A Place To Unwind

The owners of this beautiful barn were moving into the area to enjoy an escape to the country and to be within the Norfolk Broads, as one of them is a very keen sailor. One is an architect and both are very creative, so they were looking for a home that was light and spacious, attractive and well designed. They were delighted when they came across this! From the pretty brick and flint exterior to the vaulted ceilings and character features within, this puts a big tick in every box. The rooms are mostly white, which gives the whole barn a refreshingly relaxing feel.

## Stylish And Spacious

The accommodation has also been very well designed, with the living areas to one side and the bedroom wing on the other. The sitting room is a really good size, with the log burner to keep you warm on winter nights, windows on two sides to let the light in all day, plus double doors leading out into the rear garden, which sits to the south of the barn and is a real suntrap. The kitchen is equally impressive, with plenty of space for a breakfast table, so it's a lovely sociable space and perfect for a family or when you're hosting guests. A stable door at each end of the room allows a fresh breeze to move through on hot days and keeps you nice and cool. There's also a useful utility and separate cloakroom at this end of the barn. There are three bedrooms here, all good size doubles. The master has an en-suite, while the other two share a family bathroom with a gorgeous rolltop bath.





# KEY FEATURES

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## Exploring The Area

Outside there's plenty of parking, and the main part of the garden can be found to the south of the barn. Soak up the sun, drink in hand, on the decked terrace, or watch little ones playing on the lawn. The garden is fully enclosed and very safe. Solar panels on the roof keep the bills down and the owners have also installed an electric car charging point linked to these. While you feel as though you're in your own little world out here, you're only a couple of minutes' walk from the village hall, playground, primary school, shop and Post Office, pub and more. Nearby Stalham has a supermarket and a range of independent shops, with North Walsham and Wroxham also within easy reach. The owner sails on Hickling Broad, which is just down the road, and both the owners are regular visitors to the Sportsark at UEA. Another favourite is the coast to the east - little known and very underrated, you'll find miles of sandy beaches, dunes, safe areas for swimming, places to walk your dog, a seal colony, rare birds and more besides.



















# INFORMATION

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## On The Doorstep

Stroll into the village and you'll find a shop, pub, village hall, church and primary school. Five minutes in the car and you'll be in Stalham, which has a supermarket, weekly market, high school, library and more. Neighbouring Ludham is a lovely village that also has a vibrant community and plenty of amenities including a doctors surgery. You'll enjoy the proximity to Barton and Hickling Broads. If you're happier on dry land, there's still plenty to see here, with fishing, walking, bird watching and cycling all popular pursuits. You're just over five miles from a relatively unknown and very unspoilt stretch of coastline. Golden sands and far-reaching dunes make for some very scenic walks – and often you'll hardly see another soul. When you do need to get out and about for more practical reasons, you'll find this area surprisingly well connected. It's 30 minutes in the car to Norwich, 90 minutes to Cambridge and less than two hours by train from Norwich to London.

## How Far Is It To?

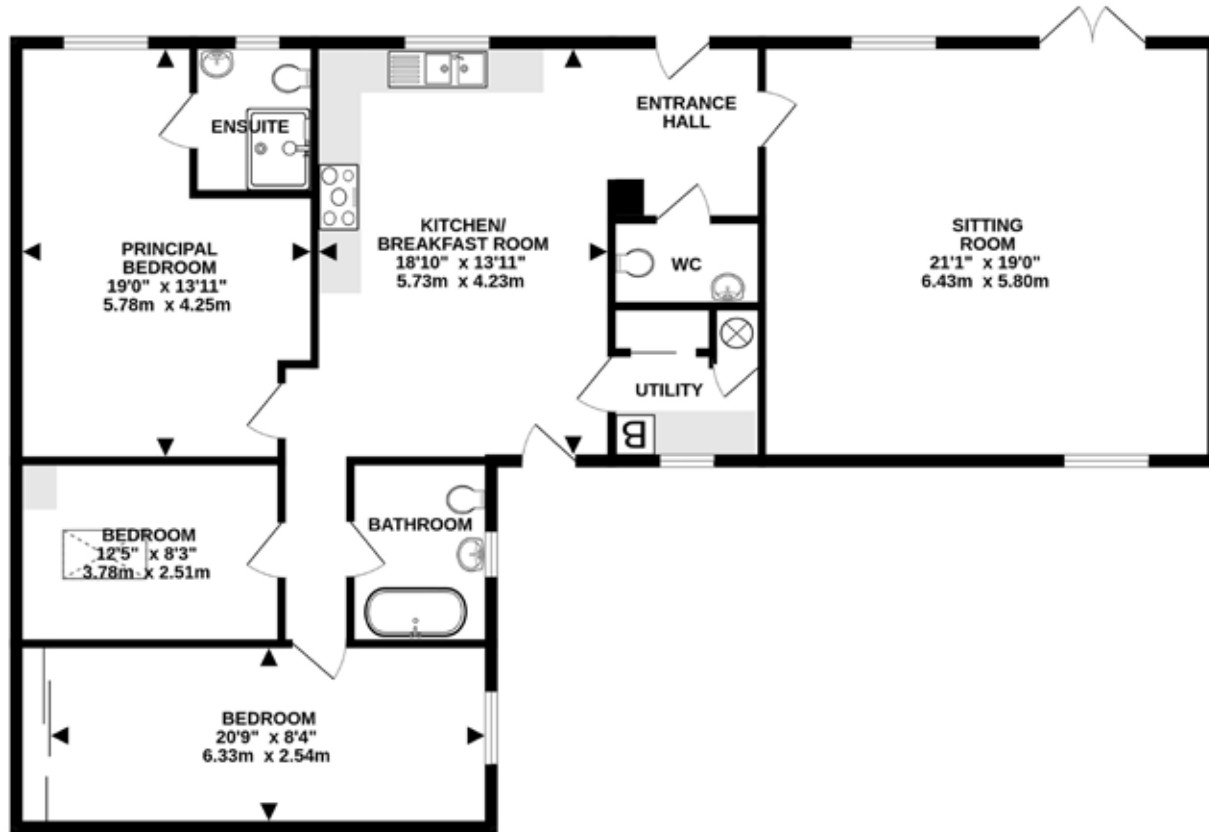
The village of Catfield is approximately 18 miles from Norwich where there is a large array of cultural and leisure facilities nearby, including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

## Directions

Leave Norwich on the A1151 Wroxham Road, passing through the villages of Wroxham, Hoveton and Smallburgh, where the road becomes the A149. Pass through Wayford, Stalham and Sutton and then take the right hand turn towards Catfield on Sutton Road which in turn becomes The Street. Turn right into Street Farm Barns.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
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  
North Norfolk District Council - Council Tax Band C  
Freehold



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
90-100	A		
81-89	B		
72-80	C		74
63-69	D		
55-62	E	55	
47-54	F		
39-46	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.





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