



Owls Barn  
Church Road | Reedham | Norfolk | NR13 3TZ

# A PRIZED PROPERTY



“This is an award-winning barn conversion, beautifully finished and well laid out. With a high specification throughout and an adjoining self-contained three-bedroom annexe, there’s a lot to see and much to enjoy.

It’s beautifully situated in a private position on the outskirts of a popular Broadland village.

A short stroll from the river and train station,  
with glorious country walks on the doorstep and easy access to Norwich.”



# KEY FEATURES

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- A Stunning, Award Winning Barn Conversion with a Self-Contained Annexe situated in Reedham
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen with Separate Utility Room
- Two Reception Rooms and a Mezzanine Study Area
- Large Self Contained Three Bedroom Annexe (The Cow Shed) extends to 1,708sq.ft
- South Facing Garden and Large Terrace
- Double Garages, one of which is used as a Gym
- Large Driveway with Plenty of Parking for Several Vehicles
- The Main Barn extends to 1,978sq.ft
- Energy Rating: D

Tucked away in a quiet setting, this is an award-winning property, cleverly designed and finished to an incredibly high standard. With a separate annexe and a south-facing garden, this is a truly versatile home, ideal for multi-generational living or to provide an income, subject to the correct permissions. South facing gardens add to its extensive appeal – come and see for yourself!

## A Sense Of Quality

The owners of this welcoming and impressive home have always liked barn conversions and were drawn to the combination of the character and the contemporary in what is now their home. The barn dates back to the 1700s and was extensively refurbished in 2017, with a new boiler, plumbing, electrics and works to the roof. There's wiring for Sonos speakers, with Rako smart lighting throughout the property, and quality materials have been used, such as the limestone flooring and quartz worksurfaces in the kitchen.

## Flexible Accommodation

The main barn has a semi-open plan feel that works very well – each room is clearly defined, yet they flow seamlessly. The main sitting room is very impressive, with its log burner within a feature fireplace and a dual aspect that means the room is filled with light. Double doors lead out to the garden to the south and a further set of double doors lead into the dining room. This has bifold doors to the garden and flows into the stylish kitchen, complete with a central island with breakfast bar. It's altogether a wonderful space for entertaining and social occasions and very practical for everyday life.





# KEY FEATURES

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## Exploring Upstairs

On the first floor, all the bedrooms are a good size, the vaulted ceilings and exposed timbers adding character. There's a useful study area on the landing and the principal bedroom has an en-suite, with the other bedrooms sharing the family bathroom.

Next door is the annexe, recently converted by the owners.

## The Cow Shed

It's rather larger than your typical annexe, with a generous open plan kitchen, dining and living room, three bedrooms, a bathroom and a shower room. It's completely self-contained so it's perfect for multi-generational living or to provide an income. This area is very popular with holidaymakers, so it would no doubt be in demand as a holiday let.

## Enjoying The Area

Outside, the garden faces south and is made up of a large terrace leading to a lawned area. On sunny days, it has a holiday feel, being so sheltered and something of a suntrap. The owners have also planted cherry, pear and apple trees outside here, with the pears proving particularly successful, so you can enjoy fruit that's as fresh as can be. There's plenty of parking to the front of the barn, which is ideal when you're hosting guests. Across the lane you have open fields stretching before you, making this a lovely location indeed. The owners go running and cycling along the quiet lanes and see plenty of wildlife, including hares and the owls that give the barn its name. You're a stone's throw from the village hall, play park and tennis courts, walking distance from the train station and from the village primary school, as well as the pubs down by the river. It's a popular spot with good reason. Hop in the car and you can be in Norwich in just 25 minutes.

























The Cow Shed













# INFORMATION

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## On The Doorstep

The village has a train station taking you to Lowestoft or Norwich in 15 mins, with a connecting train from Norwich taking you on to London in 90mins. There is also a bus service to Gt Yarmouth. It has a primary school, 3 pubs, a unique chain link ferry which provides access to Suffolk, a farm shop and restaurant and a post office with tearoom attached. The secondary school can be found at nearby Acle, which also provides a train station, supermarkets, shops, pubs, restaurants, a medical centre, post office, library and a weekly market (visit [www.acle-village.info](http://www.acle-village.info) for more information). The location of Reedham is wonderful with its dramatic 'skylscapes' and views of open countryside, but just a 30 minute drive from the centre of Norwich.

## How Far Is It To?

Reedham lies in between Norwich, which is approximately 17 miles west, and Great Yarmouth, approximately 12 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

## Directions- What3words Location...nightfall.arrive.shape

Head east on the A47 towards Great Yarmouth. The A47 will become a single lane for about 3 miles once it returns to a dual carriageway take the slip road signposted Acle. At the roundabout take the 3rd exit and head over the A47 at the next mini roundabout turn right signposted Freethorpe and Reedham. Stay on this road for 6 miles until you reach Reedham. Turn left on the outskirts of the village signposted Pottle's Lane which becomes Church Road after 400m and the property is on your right.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

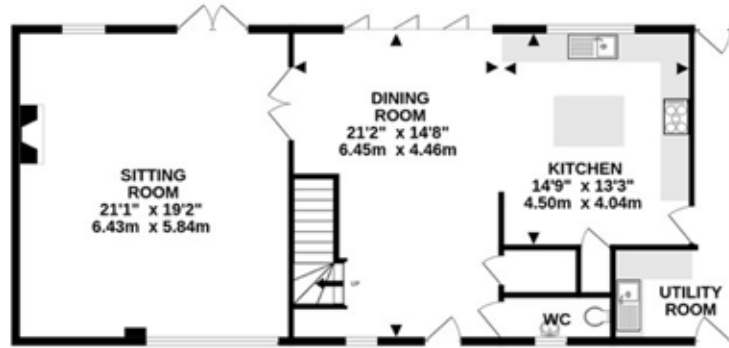
Broadband Available - vendors use SKY

Mobile Phone Reception - varies depending on network provider

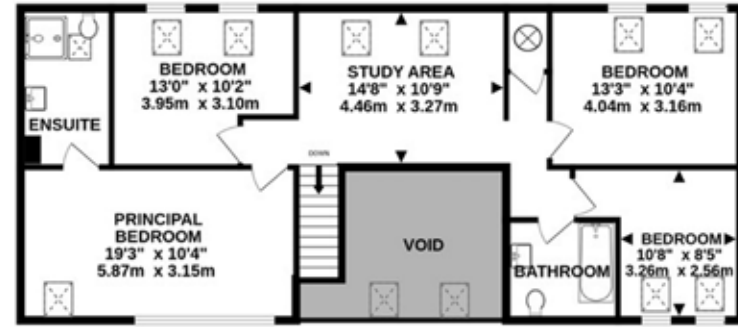
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

Broadland District Council - Tax Band E

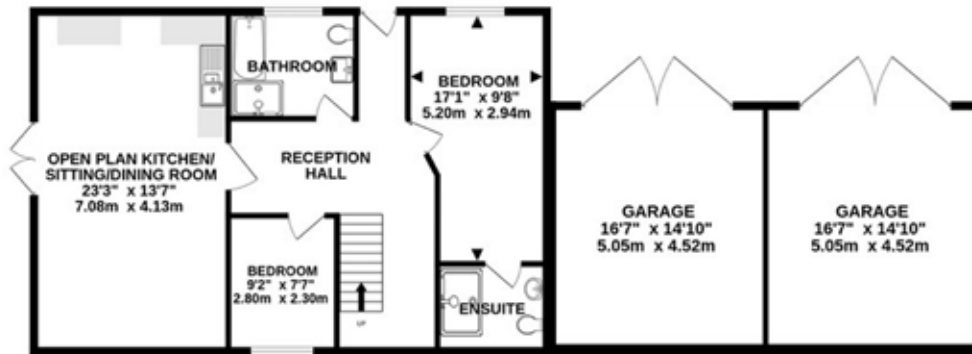
Freehold



GROUND FLOOR  
1050 sq.ft. (97.6 sq.m.) approx.

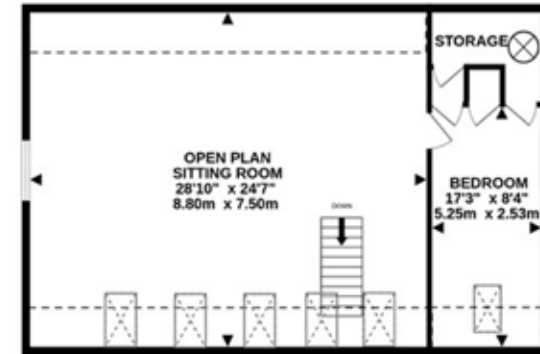


1ST FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



ANNEXE GROUND FLOOR  
820 sq.ft. (76.1 sq.m.) approx.

GARAGES  
489 sq.ft. (45.4 sq.m.) approx.



ANNEXE FIRST FLOOR  
888 sq.ft. (82.5 sq.m.) approx.

FLOOR AREA - MAIN BARN : 1978 sq.ft. (183.8 sq.m.) approx.  
ANNEXE: 1708 sq.ft. (158.6 sq.m.) approx.  
TOTAL FLOOR AREA : 4174 sq.ft. (387.8 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
More energy efficient - lower running costs			
(93-100)	A		
(81-92)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	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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# FINE & COUNTRY

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THE FINE & COUNTRY  
FOUNDATION

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