



Barley Wood  
Newton Road | Hainford | Norfolk | NR10 3BQ

FINE & COUNTRY



# WOODLAND WONDER



“Set within a Norfolk village with woodlands on the doorstep and open farmland nearby, this home feels refreshingly rural and peaceful.

You can walk to the primary school, village hall, church and a renowned gastropub and also only fifteen minutes from Norwich.

The property itself is a high-spec home with ample space for a large family and has been lovingly finished with great attention to detail.

A beautiful home with a pretty and private garden in a glorious, secluded setting, what more could you ask for?”







# KEY FEATURES

- A Handsome Modern Property overlooking Fields in the Village of Hainford
- Five Bedrooms; Three Bathrooms/Shower Rooms
- The Principal Bedroom benefits from an En-Suite and a Dressing Area
- Kitchen/Breakfast Room with Separate Utility Room and WC
- Two Reception Rooms and a Study
- The Plot extends to 0.25 of an acre with Generous Frontage and Enclosed Rear Gardens with Patio Area and Shed
- Double Garage and Plenty of Parking
- The Accommodation extends to 2,459sq.ft
- Energy Rating: C

This home was built around 20 years ago and forms part of a small development in an exclusive setting. If you love the tranquility and seclusion of country life but you don't want to be cut off from community, or if you want lots of room in which to raise your family or make memories with your friends, this is the place for you.

## Beautifully Bespoke

The original owners of this property worked for the builders, Orchard Homes, and were able to input into the build right from the start, moving walls and doors, choosing fittings – even sending their tiler to Spain for bespoke tiles, and having a fireplace handmade from Italian marble to their own design. These thoughtful touches enhance what would already have been a high-quality home. Orchard Homes has a reputation for innovation, creativity and craftsmanship and specialise in luxury properties. The quality certainly appealed to the current owners when they saw the house, as did the superb location.

## Bright And Welcoming

The house impresses right from the start, set well back from the road, with a sweeping driveway and plenty of parking, mature leafy trees standing proud around the property. Step inside and you'll see the lobby offers plenty of coat storage, then you move through into the main central reception hall that's filled with light, the handsome staircase drawing your eye up to the galleried landing above. To your right is a cloakroom and a small study, nicely separate from the rest of the accommodation so you can work in peace. To your left you have double doors to the welcoming and light drawing room – a fabulous place for entertaining or relaxing.







# KEY FEATURES

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Also off the hall there are doors to the attractive dining room and to the kitchen breakfast room. The latter has plenty of space for a family table, which means the dining room could be used as a playroom or music room if preferred. The kitchen has integrated appliances and classic oak units, with double doors opening to the south-west and leading onto the sunny patio. It's a lovely room that's perfect for social occasions and for busy day-to-day family life, with kids doing homework at the table, or friends stopping by for a cuppa. Upstairs, the bedrooms look out over fields to the front or trees to the rear. The principal bedroom has a walk-in dressing area and en-suite, and the second bedroom also benefits from an en-suite, while the other three share the family bathroom. All five bedrooms have built-in storage, which is very useful indeed and something you don't find in many modern properties!

## Everything To Hand

As we've mentioned, there's plenty of parking to the front – and there's also a double garage which can be used as a workshop or gym if desired. The rear garden is a real suntrap and also offers shade under the trees. Well stocked but easy to maintain, it's a joy to spend time out here and you're completely private, hidden away from the rest of the world. You're sure to see plenty of wildlife – as the house is set between farmland and woodland, there's a huge variety of things to see and you feel a real connection to the changing seasons. Families will be delighted to learn that the village pre-school and primary are just a short walk from the property, with the village hall a key part of community life, playing host to music groups, table tennis, archery, bingo, exercise classes and more. You're around a fifteen-minute drive from Norwich, and if you travel regularly with work, the airport is within easy reach, as is the glorious North Norfolk coast. Coltishall and Wroxham, sitting in the heart of the Norfolk Broads, are ten to fifteen minutes from the property and offer access to the water, restaurants, shops and plenty more besides, so you never have to go far, whether it's for business or leisure.

































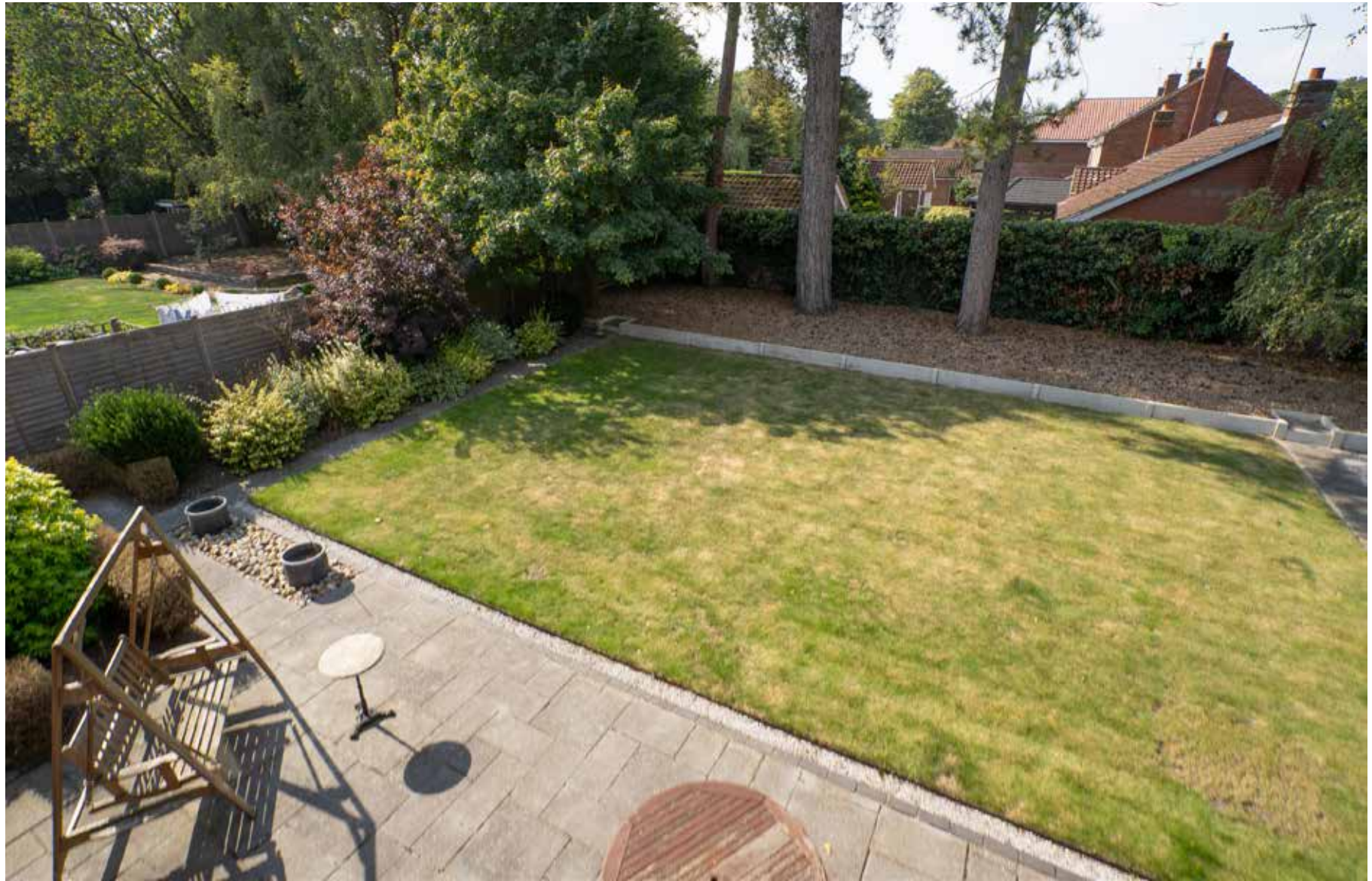














# INFORMATION

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## On The Doorstep

Hainford is a small village, which has a primary school, church, village hall and the Chequers Public House and Restaurant, all within the main part of the village, which can be found a short distance away via Waterloo Road. Hainford is great for walks and rides and it is easy to reach the Broads, the coast and the lovely town of Aylsham.

## How Far Is It To?

Hainford is situated approximately 7 miles north of Norwich within easy reach of the international airport and the main line train station with links to London Liverpool Street. The city offers all that you would expect of a county capital with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles. Wroxham is less than 7 miles away and from there you can explore the wealth of The Norfolk Broads.

## Directions

Leave Norwich on the A140 Cromer Road, passing Norwich International Airport. Take the second right signposted Newton St. Faiths before keeping to your left. Continue along this road and upon reaching the village of Hainford, Barley Wood is the last house on your left hand side before reaching Waterloo Road. The property will be clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

Broadband Available - vendors use BT

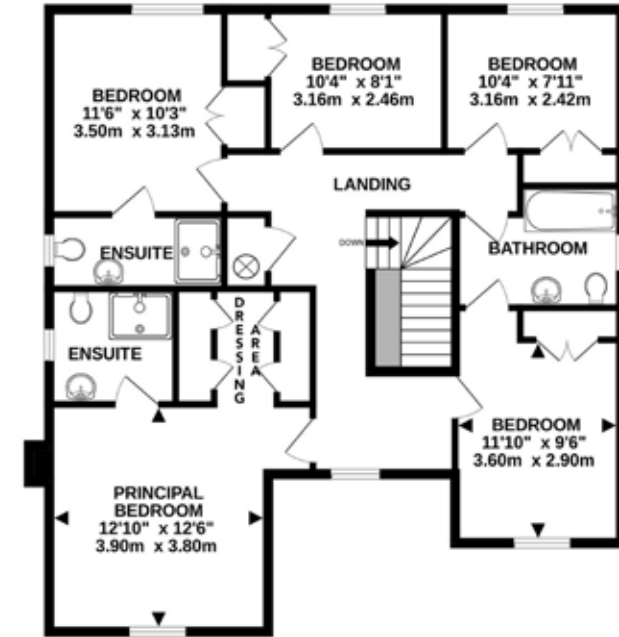
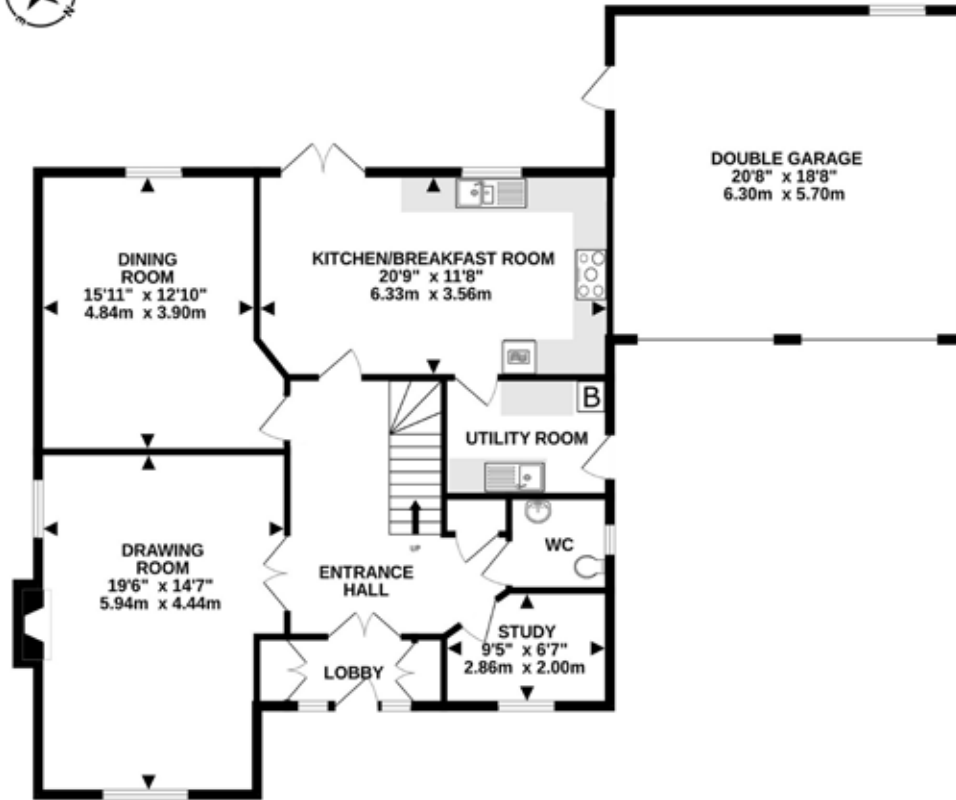
Mobile Phone Reception - varies depending on network provider

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

Broadland District Council - Council Tax Band F

Freehold





**TOTAL FLOOR AREA: 2459 sq.ft. (228.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epecs.com			

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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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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