



Upper Barn Farm
Cawston Road | Reepham | Norfolk | NR10 4LT

A BREATH OF FRESH AIR



“Set in rolling open countryside you have found your own tranquil corner of Norfolk,
where birdsong provides the perfect accompanying soundtrack.

Barely a ten minute stroll across fields from this property you will discover the attractive and desirable market town of Reepham.
With its picture post card market square filled with all the shops and services you need each day.

Hop in the car and within 30-minutes you can be exploring the vibrant Norwich city centre
or enjoying the North Norfolk coastal town of Cromer.

The perfect balance of town and country, this character filled farm house,
sitting in around half an acre of private gardens has it all!”



KEY FEATURES

- A Character Filled Farmhouse with an Attached Annexe situated on the Edge of the Market Town of Reepham
- Main House: Four Double Bedrooms; Two Bath/Shower Rooms
- Country Kitchen open to the Dining Room
- Separate Utility Room
- Sitting Room with Inglenook Fireplace and Separate Snug
- Two Integrated Garages and Extensive Brick Weave Driveway with Space for Multiple Cars
- Connected Annexe with Integral and Exterior Access provides a Bedroom with En-Suite Shower Room, Living Room, Kitchen Space and Utility Room
- The Grounds extend to approximately 0.5 of an acre (stms)
- The Total Accommodation extends to 2,297sq.ft
- Energy Rating: E

This wonderful character filled farmhouse combines many delightful period features with all the requirements for contemporary living, having been lovingly renovated in recent years. Simply picture yourself gathered with friends and family for a celebration around the dining table, snuggling up in front of one of the two log burners or relaxing in the garden watching the sun set over the surrounding fields – it is so easy to imagine this as home.

Family Friendly And Flexible

A warm and spacious family home in its own right, the interconnected annexe creates a flexible and versatile space that enables multi-generational living, for work, rest and play! The current owners adore the house's distinctive features and make the most of the secluded half acre plot, to chill and watch the barn owls quarter the fields from the summer house or raised deck. The mature garden and two enclosed courtyards all enjoy privacy, not being overlooked by the converted barns to the North of the property. The perfect balance! A family friendly and flexible feeling permeates the main house. You will instantly fall in love with the impressively sized sitting room warmed by a wood burner within a beautiful inglenook fireplace. The full width casement window perfectly frames views out across the garden and fields to the south and allows the light to stream in.





KEY FEATURES

A cosy snug/office sits beside the sitting room where you can tuck yourself away to work from home or turn the pages of a good book in peace.

The large country style kitchen, adorned with rich wooden counter tops and traditional pamment floor tiles conjures up images of baking scones and Sunday roasts. The kitchen flows into a dining area lit by a fabulous lantern style roof light and a full width window as well as a charming timber framed window into the sitting room. The open nature of these rooms creates a fantastic space to eat drink and be merry with extended family and friends- the best parties can always be found in the kitchen!

The Annexe

The annexe has its own kitchen, utility room, shower room, bedroom and sitting room, the latter with French doors to a patio and an elegant log burner for winter evenings. It's a great size and would be perfect single-storey accommodation for anyone with limited mobility, or ideal for an adult child living at home and wanting their own space. The owners love that the rooms are large enough to gather together with friends, but also that there are spaces and spots to spread out when you want to do your own thing. There's an interconnecting door joining the annexe to the dining room, meaning you can incorporate the annexe into the main house or keep it locked and separate.

Practical And Picturesque

The house is as practical as it is picturesque with careful thought going into its layout. Visualise returning from a muddy walk with the dogs or spending a Sunday morning working hard in the garden, you can come into the house via the rear courtyard gardens. Entering into the rear hallway you have access straight into the wet room and utility room where you can clean up without tramping through the house. The two separate garages, each with doors to the front drive as well as the rear hallway enable you to move freely from inside to outside.





KEY FEATURES

Upstairs in the main house, you have four generous size bedrooms, all with stunning views out across the garden, tree lined boundaries and surrounding countryside. The principle double aspect bedroom has ample space for a super king size bed alongside the storage space to ensure that you can be perfectly dressed and made-up for every occasion. The remaining three bedrooms have scope for double beds or singles with the desks and storage for younger family members to enjoy their own space. The four bedrooms are all served by a large, elegant family bathroom with a sumptuous roll top bath.

Town And Country

You truly have the best of both worlds here. Surrounded by open fields, hedgerows and tree lined horizons, your well planted, half acre garden is completely private, yet you can stroll into Reepham's vibrant market square in just fifteen minutes. The summerhouse and raised platform are perfectly positioned for you to relax at the end of the day, whatever the season, with an unobstructed view of the setting sun streaming reds and oranges through the thin strip of woodland across the fields. The familiar and comforting sound of tawny owls add to the ambience while deer and pheasants frequent the garden when you are enjoying the view from inside. A wide variety of garden birds flit in and out of the shrubs and flowers, nesting in the various boxes or amongst the colourful blossom of the very productive apple tree. There is a small pond, raised beds full of herbs and seasonal strawberries as well as plenty of room to start a veggie patch if you'd like to grow more of your own produce. The garden is a source of great pleasure to the owners with its year around array of scents and colours.









The Annexe













INFORMATION



On The Doorstep

Reepham has a large selection of shops including two mid-sized supermarkets, several cafes and The Dial House – a boutique bed & breakfast and wine bar. There is an art gallery, antique shops, newsagent, post office, library, health centre, pharmacy, butchers, whole foods and hardware store plus a further two public houses. It also has a highly regarded primary school and an 'outstanding' secondary school with adjoining sixth form college.

How Far Is It To?

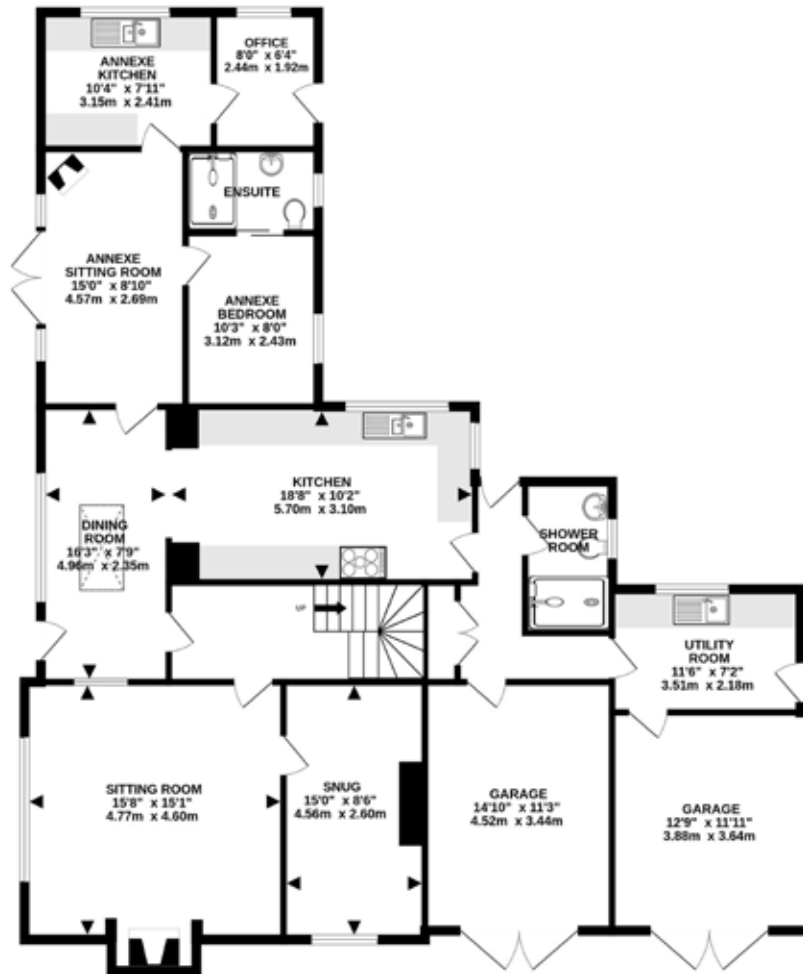
At just 7.5 miles the quaint market town of Aylsham is just a ten minute drive, away and offers larger supermarkets as well as a wide selection of amenities, shops and services. Aylsham is the starting point for the Bure Valley Railway providing access to Wroxham at the heart of the Norfolk Broads while the extensive grounds of the Nation Trust's enchanting Blickling Hall stretch away to the North of the town. Around 13.5 miles north is the Georgian upmarket town of Holt which provides a wide variety of shops, restaurants, galleries and individual boutiques as well as the highly regarded Gresham's school. The captivating cathedral city of Norwich is approximately 12 miles to the south-east. Home to an extensive range of shops and services alongside historically and culturally significant attractions. The city is very well connected with a main line rail link to London Liverpool Street, as well offering direct trains to Peterborough, Manchester and Liverpool. Norwich also boasts an International Airport which is located on the Reepham side of Norwich and is less than a 20 minute drive away. The Norfolk Broads National Park and the beautiful villages and towns of the North Norfolk coast can be explored from the house, easily reached within 30 minutes to the East and North West respectively.

Directions

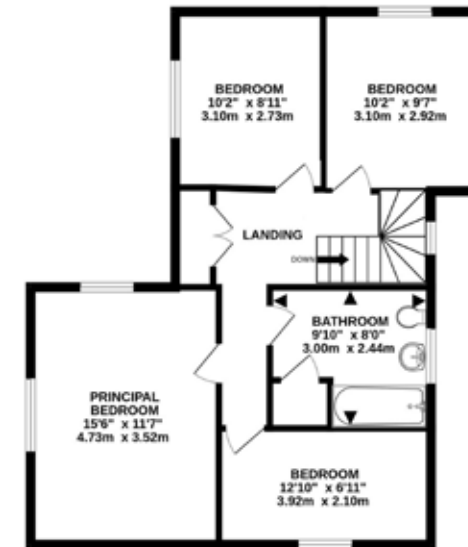
Leave Norwich on the Reepham Road passing through Hellesdon and Alderford. Continue onto the village of Booton and proceed along the Norwich Road. Turn right onto The Moor and then right again to stay on The Moor. Continue onto Orchard Lane and then turn right onto Cawston Road where the property will be located with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - vendor uses SKY
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band D
Freehold



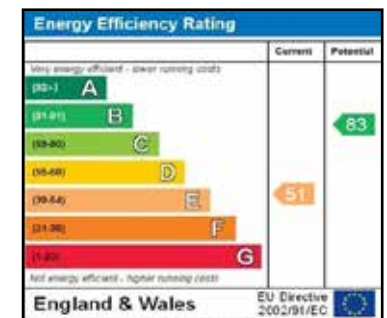
GROUND FLOOR
1652 sq.ft. (153.5 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.

TOTAL FLOOR AREA : 2297 sq.ft. (213.4 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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