



Wymers Barn
Hall Road | Mautby | Norfolk | NR29 3JB

AT HOME WITH NATURE



“If you love the openness of the Norfolk countryside, the far-reaching views, abundant wildlife and big skies, you’ll love this eco-friendly barn conversion, sitting in a glorious rural setting.

Newly converted and beautifully finished, it’s been designed to make the most of the position and to capture the views as much as possible.

An oasis of calm, a haven and a place to get away from it all, it’s a spectacular family home and would also make a fabulous weekend retreat.

With walks on the doorstep and the Broads and coast just a few minutes’ drive from the barn, this is an unbeatable location.”



KEY FEATURES

- A Black Timber Clad Semi-Detached Barn Conversion in the Village of Mautby
- Four Bedrooms; Two En-Suites and a Family Bathroom
- Open Plan Living/Kitchen and Dining Room with Bi-Fold Doors to Either End
- Separate Utility and WC
- Landscaped Gardens to Three Sides with Marshland Views include Decking and a Patio Area
- Large Gravelled Parking Area with Room for a Cartlodge
- The Accommodation extends to 1,945sq.ft
- Energy Rating: C

This part of Norfolk is known for its wetlands and marshes, for the Broads and for its enormous variety of wildlife. A protected environment with both flora and fauna to admire, it's paradise for anyone who loves the countryside and the natural world. This barn sits in an idyllic position from where you can make the most of it all. Finished to a high standard and designed to be well set for the future, it's eco-friendly and sits comfortably in its environment, with its attractive boarded frontage reminiscent of fisherman's huts along the coast.

A High-Spec Haven

Originally belonging to the neighbouring farm, this barn has been converted by the family with a view to living in it themselves, so they've taken great care over the works and chosen all the finishes carefully. They also included the latest ecological and environmental building practices, whilst making clever use of the original structure, to create a highly insulated home with underfloor heating and an air source heat pump. The metal windows and bifold doors have been colour-matched with the cladding, so the barn suits the rural setting and nestles nicely in its surroundings. Inside the attention to detail continues, with limestone floors, solid wooden doors and a classic shaker-style kitchen.

Family Friendly

This is a home as practical as it is attractive, with the living space to one side of the barn and the bedrooms and bathrooms on the other. The main open plan living space runs the full length of the barn and is a magnificent triple aspect room with bifold doors at either end, so it's full of light and beautifully frames the outlook in all three directions. You can imagine the room filled with family at Christmas, or with the doors open and the kids spilling out into the garden to play on summer days.





KEY FEATURES

When you're cooking for guests, you can still be part of the conversation – and when you're looking after little ones, it's easy to keep an eye on them. In the centre of the property is a utility room (a useful addition when you have open plan living, as it keeps noise away from your living area) and a separate cloakroom. There are four double bedrooms, one with double doors to the garden and two with their own en-suites, while the other two share a bathroom.

Unbeatable Views

The house is surrounded by thoughtfully landscaped gardens on three sides, one of which is south facing, so you get plenty of sun throughout the day. A paved limestone patio at the back leads to a sheltered courtyard and lawned area, while the front has a good size garden with a raised decked terrace perfectly positioned to make the most of the views. You look over the marshland, sometimes grazed by cattle, always rich with wildlife, including owls, wading birds, kestrels and more. The gardens offer plenty of scope for a keen gardener to add landscaping, but in their current form provide attractive surroundings and space for children to play out in the fresh air. There's also a large gravelled parking area and room to add a cart lodge or similar if desired, subject to planning.

Exploring The Area

The barn sits on the edge of the Norfolk Broads National Park and offers access to all the delights of the area. You have a superb network of footpaths dotted around, so you can take in the beauty of the marshes whilst rarely venturing onto a proper road. You have the security of neighbours around but the overwhelming feeling here is one of tranquility. The village itself is small and the roads quiet, so you feel as though you're in the middle of nowhere, but you're actually just 10 minutes from Great Yarmouth and around 15 minutes from some of the county's best and most remote beaches, such as Horsey and Winterton, both known for the grey seal colony that breeds here every year. Hop in the car and you can be in Norwich in around 25 minutes, to go to the theatre, meet friends for drinks, have dinner in one of the many excellent restaurants, or hit the shops. There's a train service from Great Yarmouth and nearby Acle taking you to Norwich and from there you can head to London, so if you travel for work or leisure, getting out of the area is far easier than you might expect, although whether you want to leave the barn is a different matter...





















INFORMATION



On The Doorstep

The small village of Mautby has a church, St Peter and St Paul, whilst there are good local facilities in the nearby village of Filby which has a village store, post office, primary school, 2 pubs and restaurant, as well as being situated on Filby Broad which is well known for its excellent sailing and fishing. This in turn links into the Norfolk Broads network.

How Far Is It To?

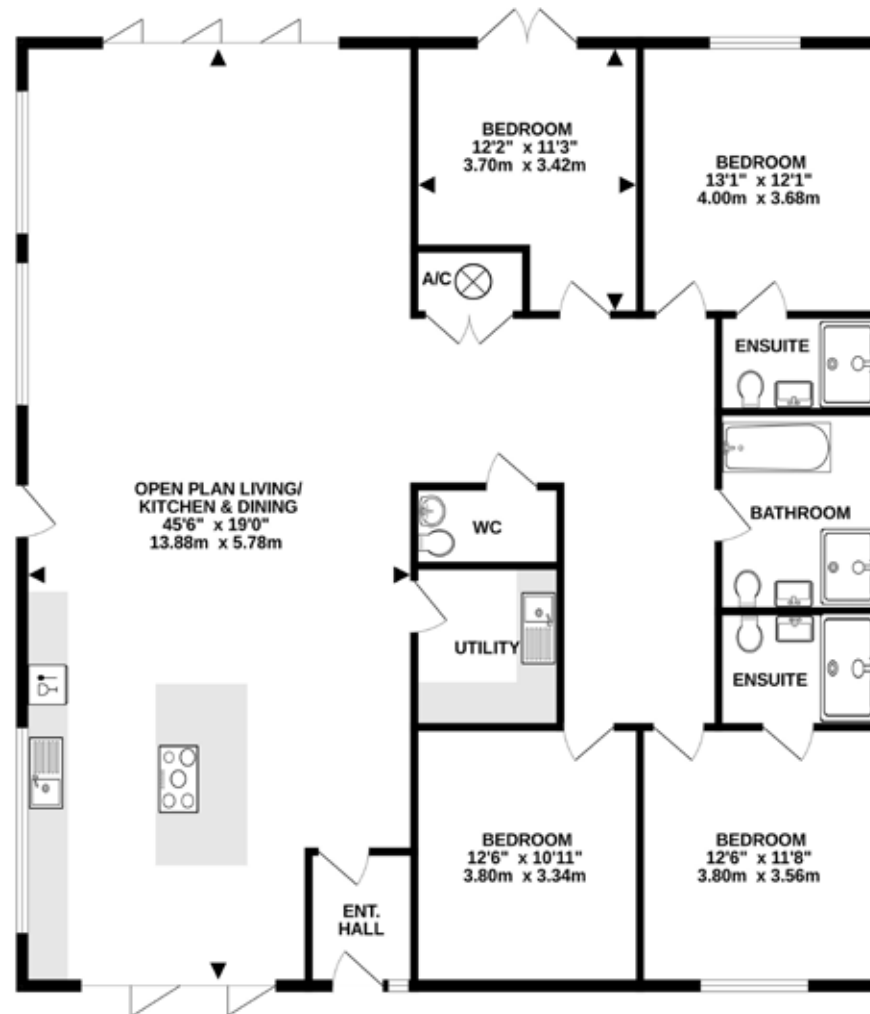
The Norfolk coast, renowned for its sandy beaches and bird reserves is close by with Caister-on-sea 2 miles away which offers further shopping facilities, including a supermarket, whilst the nearby towns of Great Yarmouth and Acle offer a selection of shopping and leisure amenities. There is a station at Acle with regular trains connecting to Norwich, from whence there are main line rail connections to London-Liverpool Street. Norwich is known for being the regional centre of East Anglia, as well as for its shopping and cultural services, selection of schools, University of East Anglia, University Hospital and other amenities. It also has airport situated to the north side of Norwich with domestic, European and connections to International destinations.

Directions - Please Scan QR Code Below

Leave Norwich on the A47 heading towards Great Yarmouth. At the Acle roundabout take the 2nd exit onto the A1064 and pass through the villages of Billockby, Fleggburgh and Filby. Turn right onto Mautby Lane. Turn left and follow the road around a couple of bends and then turn left again onto Hall Road.

Services, District Council and Tenure

Air Source Heat Pump with Underfloor Heating Throughout, Mains Water
Drainage via Water Treatment Plant
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Great Yarmouth Borough Council - Council Tax Band D
Freehold



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 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 - lowest running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-10) Not energy efficient - higher running costs			
			94
		73	
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			

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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