



Stone House Barn
The Street | Ovington | Norfolk | IP25 6RT

AMAZING SPACE



If you are looking for a complete lifestyle space, this is it!

Move straight in to a tastefully converted barn, with every modern convenience, a separate home office and four bedrooms plus superb family room to entertain in.

A clever blend of character and contemporary style this light airy welcoming home has its own four acres of rewilding so you can stomp through the countryside in complete privacy yet still be in easy reach of amenities and a commuter links.



KEY FEATURES

- A Delightful Barn Conversion with Amazing Views situated in the Village of Ovington
- Four Bedrooms - Principal Bedroom with En-Suite Shower Room
- Kitchen/Breakfast Room and Open Plan Dining Room with Vaulted Ceilings
- Separate Utility Room and Ground Floor Bath/Shower Room
- Sitting Room with Vaulted Ceilings and Wood Burner
- The Gardens and Grounds extend to 5.4 acres (stms)
- The Accommodation extends to 1,875sq.ft
- Energy Rating: D

The current owners moved here for a complete lifestyle change and to bring up their young family – and this barn did not disappoint. Completely renovated, and bathrooms moved around they have enjoyed years of family fun, hosting friends for numerous gatherings. The barn is easy to maintain with hard floors, largely lawned gardens a combi boiler and integrated modern appliances for stress free living, like the Bosch dishwasher and fridge and Neff slide & hide ovens. One level living is possible here and keeps things simple for children and those needing accessibility, so the property just works well for everyone.

Step Inside

From the useful lobby you step into a wonderful vaulted sitting room, swathed in light from three floor to ceiling windows and at one end, a cosy feature brick fireplace hosting a wood burner, ideal for snuggling up on a winters evening. Double bedrooms two and three are found off the sitting room along with the generous stylish family bathroom with lots of storage and a bath plus separate shower. The stairs to the principal bedroom are found off the hallway too. The other end of the sitting room leads to an internal hallway where bedroom four is found on the left, this could be a great playroom so close to the family room, or even a teens gaming den if desired. The hub of the home is the stunning kitchen/dining/living area, where the blend of traditional meeting contemporary is a triumph. This is a real lifestyle space, kitchen and dining space seamlessly integrated by using the flow of cabinetry making it the perfect entertaining zone, easy to cater for large numbers and all so accessible and practical with hard flooring. The kitchen of course boasts all mod cons with double oven, integral appliances, and a high spec finish, with stone worktops and central island so you can chat to the chef or help the children with homework whilst dinner is cooking. The dining space has stunning views of the garden from a wall of glass and double doors opening out to the relaxing terrace beyond, a wonderful place for after dinner coffees. A handy utility room sits just behind the kitchen and just across is a lobby with exterior door, so the utility makes a great boot room, fantastic for muddy boots and paws after a stomp through the acres of grounds.





KEY FEATURES

Upstairs, the principal beamed bedroom offers a luxurious retreat, as bright and welcoming as the ground floor due to the roof light and with huge wardrobe space, plus splendid en-suite shower room, cleverly converted from a cupboard over the stairs.

Peace & Privacy

The feeling of calm begins when you enter the barn, all rooms decorated in a calm soothing palette, with natural tones to match the surroundings. The extensive grounds have afforded the current owners so many wonderful memories, and all in secluded tranquil grounds. Days here start with a morning cuppa on the terrace or in winter in the glorious family room, breathing in the views across the garden, catching deer trotting through and listening to bird song. The mature trees offer shade and shelter for a coffee whilst the large garden lawns have hosted football parties for children (and adults!) The barbecue hut is used all year round and has even been used on Christmas Day. The large paddocks provide so much freedom for children to have a bit of independence in the idyllic meadows, roaming free like children did in years gone by. When the hoards have gone home the terrace invites you to retreat with a glass of wine at dusk watching the wildlife, with bats, owls, and fox regular visitors.

Step Outside

The barn is approached via a large driveway and is set back from the road nicely. There is ample parking for multiple vehicles, and the driveway extends past the house to provide access to the paddocks. To the rear the expanse of terrace offers multiple areas to relax, whether chasing sun or shade. The pretty pergola and bench make a perfect morning cuppa spot, and through a floral archway you find a larger terrace for alfresco dining, with a covered space utilised as a barbecue area by the current owners. This would also be ideal for a hot tub or pizza oven too. The 20ft shed with power and electric to it is a useful addition along with the home office which is insulated and has heating and fibre connection to enable efficiency when working from home - just imagine the flow of creative juices with these views for inspiration. The formal lawns stretch away in front of you, to around an acre and offer potential for further landscaping - maybe a tennis court or even a pool. Through a gate you find four acres of paddocks (stms), currently left to rewild, and attract bees, insects, birds, and other wildlife. This is conveniently accessed from the drive along the side of the house - so if you fancy the equestrian life there is an abundance of good grazing paddock and room to build stables, or garaging, subject to planning of course,





























INFORMATION



On The Doorstep

Ovington is a picturesque village with a church, a welcoming community and wonderful countryside and woodland to explore from your doorstep. The active village hall offers events include a Christmas Bazaar, summer fete, ladies' group, gardening, and bowls clubs. The nearby village of Carbrooke provides nursery and primary schooling and children will love the maze, and play area at the Millenium Green, 10 acres of woodland, flora, and fauna plus a wildlife pond to explore.

How Far Is It To?

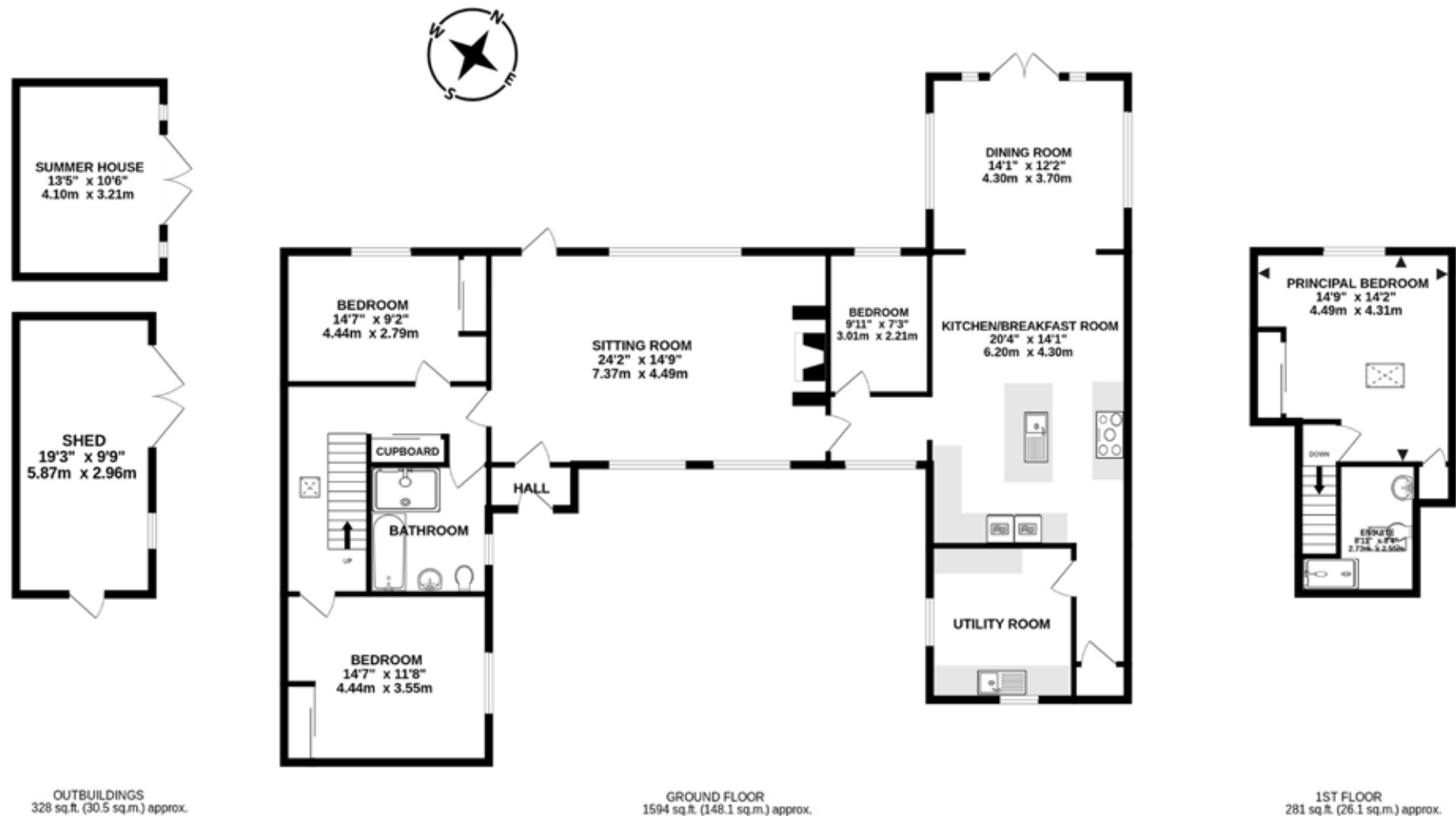
Thetford Forest is not far away with woodland trails for walks and cycling, a barbecue area, and adventure facilities plus summer live music events. The market town of Watton is just over a mile away, offering a Post Office, supermarket, chemist, infant, junior and secondary schools plus a wonderful weekly market. For commuters there are rail links at Harling Road with services to historic Cambridge and to the Cathedral city of Norwich to get links to London Liverpool St.

Directions

Leave Norwich on the B1108 Watton Road and continue to follow this road through Barford, Kimberley and Hingham. After passing through Scoulton, turn right onto Summer Lane then left onto Drury Lane. Turn right onto Ovington Road then left onto Carbrooke Road. Continue onto The Street and the property will be found on the right hand side as you start to move into open countryside.

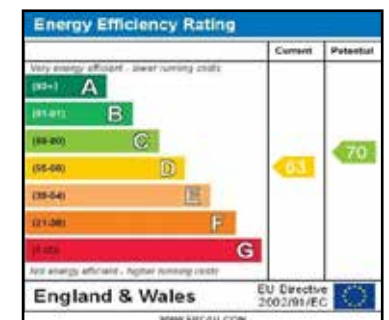
Services, District Council and Tenure

Oil Fired Central Heating, Mains Water
Private Drainage via Domestic Treatment Plant
Broadband Available - Fibre to Premises
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Breckland District Council - Band E
Freehold



TOTAL HOUSE FLOOR AREA : 1875sq.ft. (174.2 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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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

