



Old Hall Farm Barn
Kerdiston Road | Kerdiston | Norfolk | NR10 4RY

A STYLISH SURPRISE



“A cut above your average barn conversion, this impressive home has been designed and crafted by professional artists – and it shows! Both practical and attractive, the fittings are bespoke, the materials nod to the building’s agricultural heritage and the whole property would be right at home in an architectural magazine spread. Perfect for family life and for social occasions, it enjoys a superb rural setting, with the 0.48 acre plot surrounded by orchards and grazing meadows. You’re also just a short 20 minute walk from the beautiful market town of Reepham.”



KEY FEATURES

- A Bespoke Barn Conversion in the Rural Hamlet of Kerdiston, just outside the Popular Market Town of Reepham
- Four Bedrooms and Two Bath/Shower Rooms
- Three Bedrooms and a Shower Room on the Ground Floor
- The Principal Suite occupies the First Floor with a Fantastic En-Suite with Roll Top Bath and Walk-In Shower
- Kitchen/Dining Room with Separate Utility Room & Ground Floor WC
- Dual Aspect Sitting Room with Full Height Windows and a Wood Burner plus Mezzanine Study Area
- The Grounds extend to around 0.48 of an acre (stms)
- Gated Driveway leading to a Cart Lodge with Plant Room
- The Accommodation extends to 2,252sq.ft
- Energy Rating: E

Experience country life just outside a thriving town and community hub. You can easily walk to the shops, schools, delis and more of Reepham, this takes just 20 minutes via the lane, yet when you're back at the barn you're away from the outside world. Explore the Marriott's Way beyond your garden, grow your own fresh produce, give your children a wonderful upbringing in the clean country air – the lifestyle here is increasingly elusive and always desirable and the property itself is sure to impress.

Character Meets Contemporary

The barn dates back to the 17th century and originally belonged to the neighbouring Grade II* listed farmhouse. It was used as a grain store and dairy cattle shed, before being converted in 2017. An award-winning architect, Carsten Jungfer of Zector Architects, designed the barn in collaboration with the owners, both of whom are sculptors. Their aim was to create a magnificent contemporary home that retains the original features of the barn and is perfectly suited to the rural surroundings, framing the outlook and connecting to the countryside. The owners chose natural materials throughout and eco-friendly touches, with a solid oak, hand-made kitchen, the finish on the walls is either raw white unpainted plaster or painted with natural clay paint, a ground source heat pump and high levels of insulation.





KEY FEATURES

Step Inside

The more you explore the barn, the more details you begin to notice, and it's clear this is a property where no expense has been spared and no finish overlooked. You have a wonderful vaulted ceiling in the dual aspect sitting room. In winter, you can cosy up in front of the log burner, watching the wildlife through the floor to ceiling windows either side of the room. The owners have seen barn owls, kestrels, long-tailed tits and so much more. Underfloor heating means the room remains comfortable even when you're barefoot on cold mornings. To one side of the sitting room is the attractive kitchen, handmade by the owners themselves and with Irish blue limestone worktops. Even the lampshades over the island and table are bespoke, drawing your eye up to the beamed and vaulted ceiling above. You'll find a separate utility room and cloakroom off the kitchen. At the other end of the ground floor are three good size bedrooms, one of which is a single, all with full-height windows and a door to the garden, sharing a family shower room. Upstairs is a magnificent principal suite, perfect as a hideaway for parents, with a mezzanine study or library area, a large bedroom and luxurious en-suite with roll-top bath and walk-in shower.

Wander Among The Wildlife

Outside you have nearly half an acre of grounds, including a private south-facing garden to the rear of the barn that's mostly laid to lawn. The front garden is also very useable, with views out over a neighbour's meadow that's home to abundant wildlife, including herons, little egrets, kestrels, buzzards, several owls, moorhens, newts and more. Part of the land around here has been awarded County Wildlife Status by the Norfolk Wildlife Trust, so you know your views and surroundings are protected and will remain a haven for wildlife for many years to come. Cattle and sheep graze on the meadows over the winter and the Marriott's Way runs by, so you can head out on foot or by bike and travel towards Aylsham in one direction and Norwich in the other. You feel a world away from the stresses of everyday life when you're at the barn, yet you're still incredibly well connected. You can walk into the pretty and desirable town of Reepham where you'll find everything you need, including some of the area's best schools. At the weekend, you can head up to the North Norfolk coast, do a spot of shopping in nearby Aylsham, explore a couple of National Trust properties and gardens, or visit the Norfolk Broads and go out on the water. You'll never be short of things to do here!

























INFORMATION



On The Doorstep

Reepham which is just over a mile away, has a large selection of shops including a small supermarket, several cafes and The Dial House – 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?

The market town of Aylsham is just over 8 miles away and offers larger supermarkets and a wide selection of amenities as well as Blickling Hall on its doorstep. Around 14 miles north is the Georgian 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 cathedral city of Norwich is approximately 15 miles to the south where there is an extensive range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an International Airport. The Norfolk Broads and the coast are both less than 20 miles distant.

Directions

Leave Norwich on the Reepham Road passing through Hellesdon, Alderford and Little Witchingham. Continue along the Norwich Road and then turn right onto Church Hill. Church Hill turns slightly left and becomes Market Place. Turn right onto Station Road/B1145 and then left onto Kerdiston Road, whereby the property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

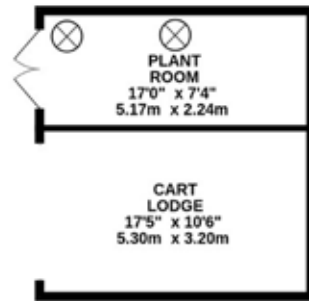
Services, District Council and Tenure

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Part Fibre to Premises Broadband Available - vendor uses BT
Openreach will be upgrading to Full Fibre next year
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Currently on Business Rates
Freehold

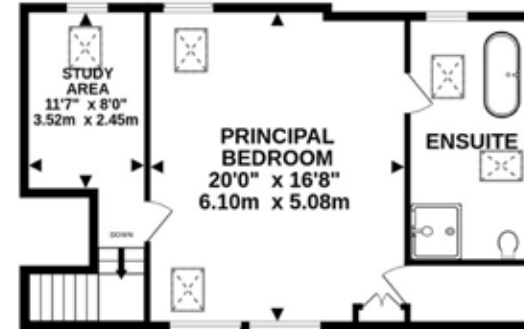
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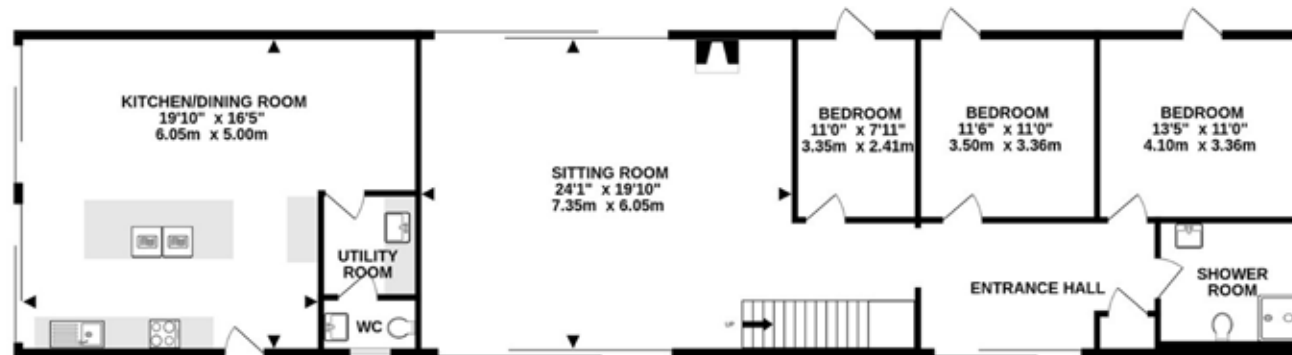
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OUTBUILDINGS
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.

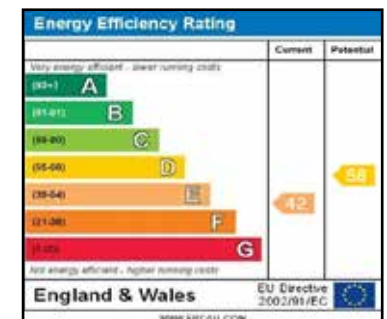


GROUND FLOOR
1629 sq.ft. (151.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2252 sq.ft. (209.2 sq.m.) approx.

TOTAL FLOOR AREA : 2562 sq.ft. (238.0 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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