



Hay barn House, Cargate Common, Tibenham, Norwich, NR16 1QH

twgaze



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Cargate Common, Tibenham,
NR16 1QH



Hay barn House is a stunning blend of modern and rustic architecture. The setting on over 4 acres of land adds to the charm, providing plenty of privacy, space and a sense of openness.

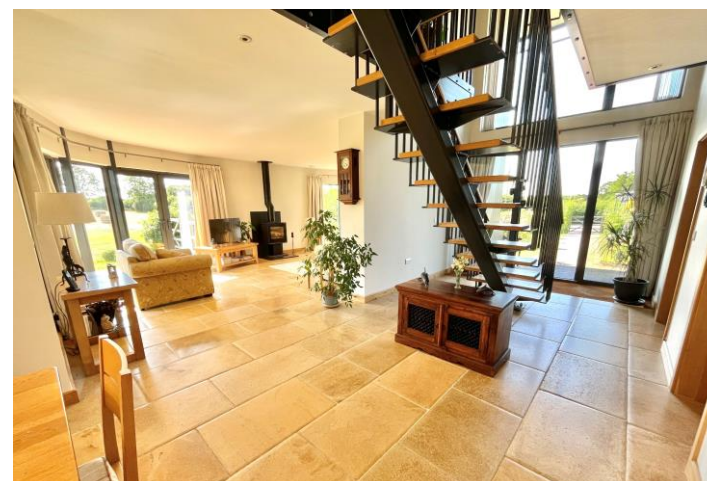
Guide Price £1,200,000



- **Detached Modern Barn**
- **No immediate neighbours**
- **Set in 4.069 Acres**
- **Architecturally designed**
- **Open plan lounge /diner/kitchen**
- **Formal lounge with wood burner**
- **Rural location**
- **Solar Panels**
- **No immediate neighbours**

Location

This is a very quiet position just a little way north of the village along a country lane carrying mainly local traffic to and from the houses. Within Tibenham, there is a church and public house. The nearby villages of New Buckenham and Bunwell have local shops and a little further afield are the market towns of Wymondham (10 miles) and Diss (7 miles) both of which are well served, and with Diss providing a commuter rail service to London Liverpool Street in around 90 minutes. For greater cultural variety, the fine city of Norwich is just 16 miles to the north and has an international airport. The area is where time appears to have stood still with small hedge boundary fields and narrow country lanes but at the same time Hay barn House is not far from amenities. For those seeking the rural life but with a need to be within easy reach of amenities, Hay barn House has a lot to offer.



The Property

Welcome to Hay barn House, an architecturally stunning modern barn conversion set within approximately 4.069 acres of idyllic countryside. This exceptional property offers a perfect blend of contemporary design and natural beauty whilst providing very economical living. Upon entering, you're greeted by a striking modern staircase that ascends to a galleried landing, providing an impressive vantage point over the spacious family room. The ground floor features a well-appointed bedroom with an en suite shower room, a practical utility room and boiler room, and a generously sized lounge adorned with curved windows, offering uninterrupted panoramic views of the rolling hay fields.

The Property

The open-plan kitchen/diner and family room is a focal point of the home, equipped with retractable doors that seamlessly connect indoor living with the stunning outdoor landscape, ideal for entertaining and enjoying the serene surroundings.

Upstairs, the first floor continues to impress with expansive field views from every window. The luxurious main bedroom features large, curved windows that frame breathtaking vistas, while the spacious second bedroom boasts an en-suite bathroom and a walk-in wardrobe. A versatile third bedroom, currently used as a craft room, can easily be converted into an additional sleeping area. Hay barn House is a statement property, showcasing a harmonious blend of industrial and natural materials, including a robust steel frame, an elegant aluminium roof, and Accoya timber accents. This unique home offers a rare opportunity to experience modern luxury in a tranquil rural setting.



Outdoors

Nestled within approximately 4.069 acres of picturesque land, Hay barn House offers an enviable blend of panoramic views and practical outdoor spaces. As you enter the property via a tranquil country lane, the approach immediately impresses with the home's commanding position and the sweeping vistas it provides. The formal front garden is meticulously maintained and fully stocked with a vibrant array of flowers, creating a welcoming and colourful entrance. The grounds include a top field currently utilized as a hay field, perfect for agricultural pursuits or simply enjoying the beauty of the countryside. Additionally, the property features two further fields where the current owners have thoughtfully planted trees. These areas offer versatile possibilities, from expanding the garden space to potential equestrian use, making it an ideal choice for horse enthusiasts. Hay barn House combines the charm of rural living with the convenience of practical gardens, providing a perfect backdrop for outdoor activities and relaxation. The expansive land offers ample space for customization, whether you're looking to cultivate a garden, pursue agricultural hobbies, or create equestrian facilities. This exceptional property is a rare find, offering a unique opportunity to enjoy a lifestyle immersed in nature.



Services

Mains electric and water. Air source heat pump provides central heating. Treatment plant for sewage.

EPC: C

Viewing - Strictly by appointment with TW Gaze - 01953 423188

Tenure: Freehold

Council Tax Band: F



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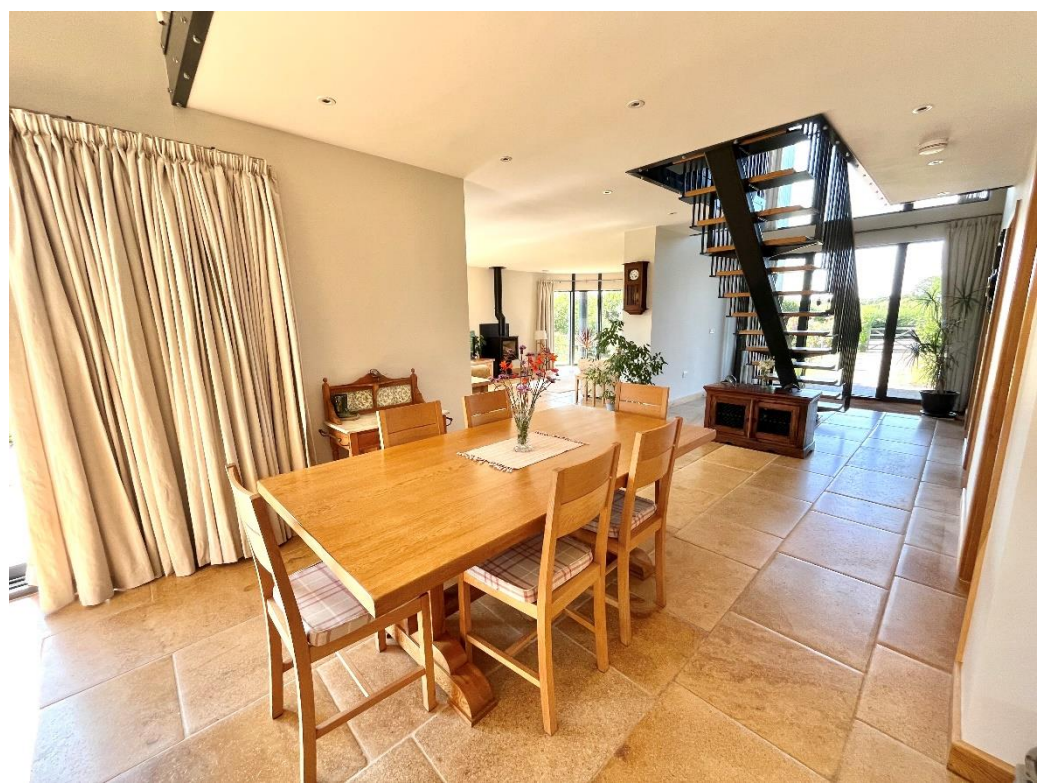
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Total area: approx. 271.8 sq. metres (2926.0 sq. feet)





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