



THE STORY OF

Manor Barn

Colton, Norfolk

SOWERBYS

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Manor Barn

Norwich Road, Colton, Norfolk
NR9 5BZ

Characterful Home, Newly Renovated
to an Impeccable Standard

Sitting Room with Wood-Burner

Modern Well-Fitted Kitchen

Atmospheric Dining Room and Further
Vaulted Reception Room

Study and 'Zen Den'

Four Bedrooms, Two Bath/Shower Rooms and En-Suite

Set in 1.5 Acres (STMS) of Landscaped
Grounds with Hot Tub and Fire Pit

Sauna and Outdoor Ice Bath/Cold Shower

Outside Office

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“It’s the calmest, most relaxing place we’ve ever been - it has a truly magical feeling.”

From the village centre a meandering gravelled driveway will lead you past a sweeping lawn and a wildlife pond before you reach Manor Barn. Take a moment to stop and absorb the peace and the leafy surroundings before stepping inside.

You’ll instantly be struck by the scale of the sitting room, a stunning space with exposed timbers, parquet flooring, and a focal central fireplace with wood-burning

stove. The atmospheric dining room has a great deal of character and ambiance which suggests shared celebratory meals or long Sunday lunches.

The kitchen too has plenty of space for a central breakfast table, a sociable spot to sit whilst dinner is being prepared. It’s a real cook’s kitchen, incredibly practical whilst retaining the same serene style which flows through the home.





The study is a tranquil place to work in, filled with natural light and calming vistas over the garden. The fitted day-bed to one end creates the perfect 'zen den' for relaxing, reading or chatting. This can double as a king size bed, fantastic for guests. A bright, open space with vaulted ceiling, the garden room is a recent addition to the property. Perhaps the ideal playroom, cinema or gym, or throw open the french doors for some sun-bathed yoga...the possibilities are endless!

A utility room and an elegant cloakroom with wet-room shower complete the ground floor.

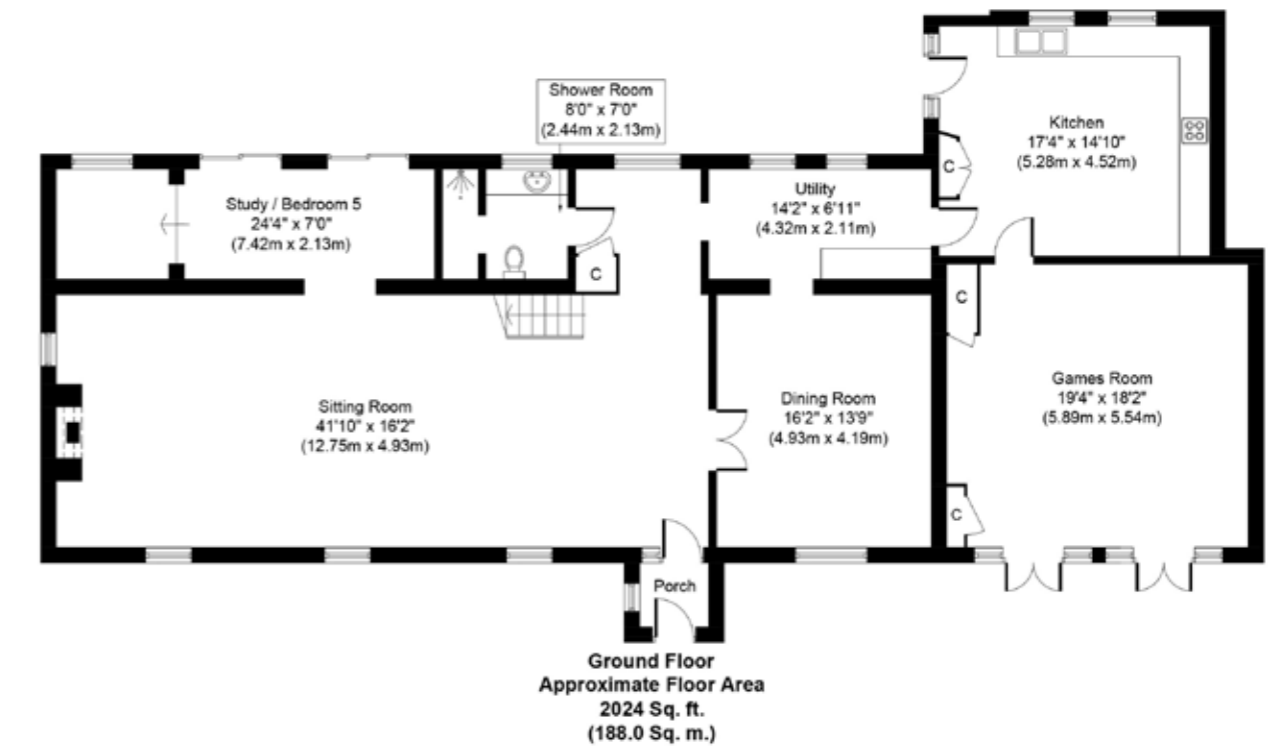
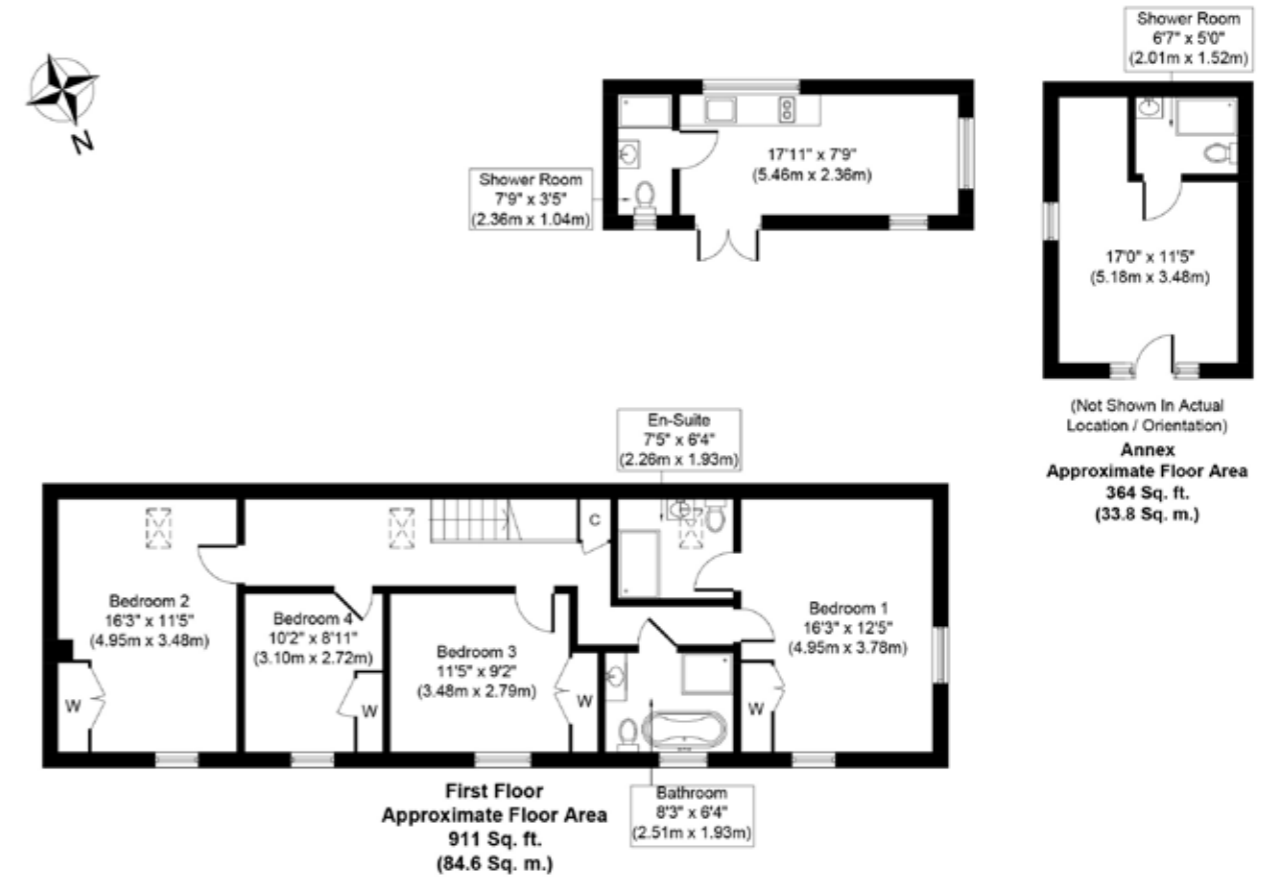


“...fill the bath with bath salts, pour a glass of wine and bathe with a view of the front garden with all the wildlife in it.”

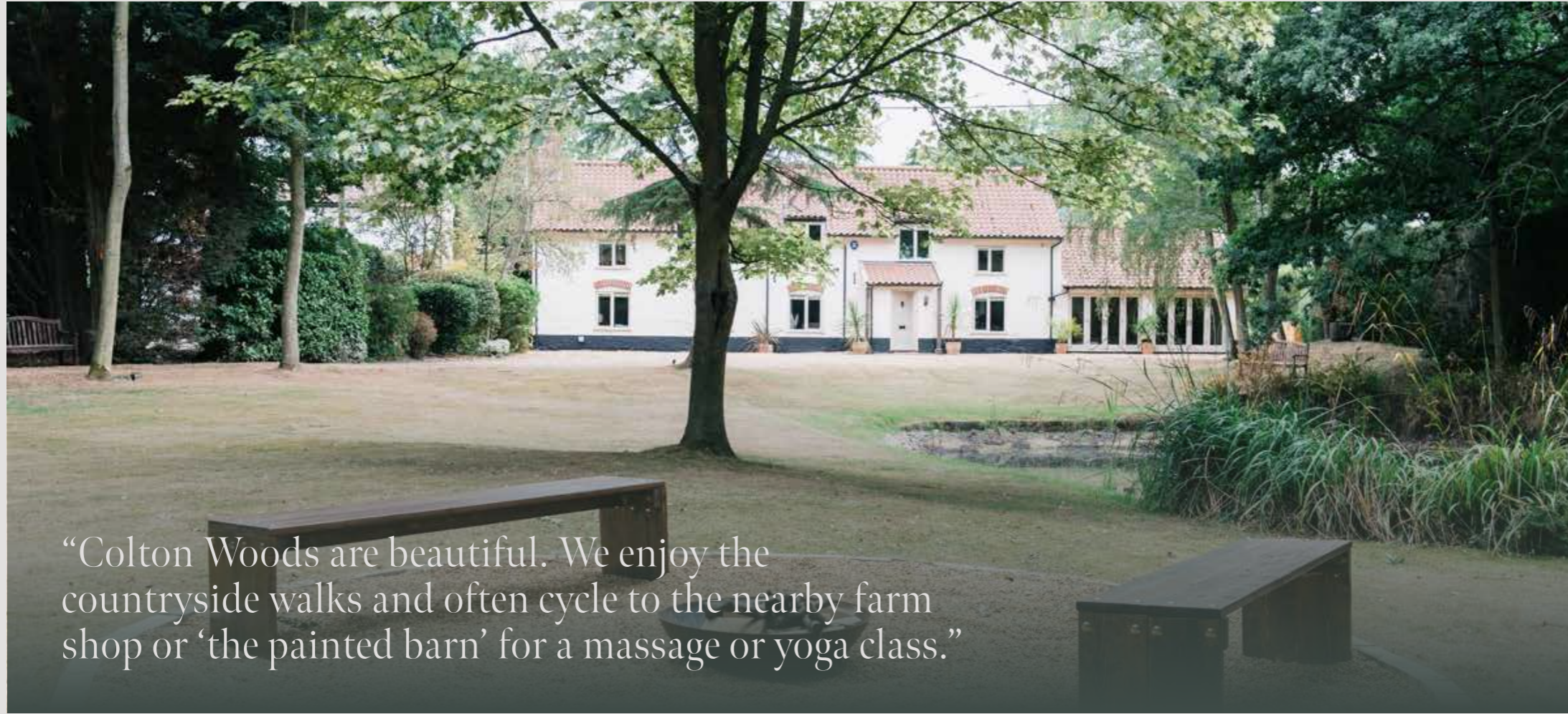
Upstairs there's a lovely boutique feel. The principal bedroom is a calm retreat from the day's activities and its en-suite shower room feels relaxed and indulgent. Shared by three further bedrooms, the exquisite family bath and shower room, would be at home in a luxury spa.



“Living here gave us a much calmer, stress-free way of life, it's like living in a retreat.”



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



“Colton Woods are beautiful. We enjoy the countryside walks and often cycle to the nearby farm shop or ‘the painted barn’ for a massage or yoga class.”





Once part of the neighbouring farm, Manor Barn's grounds extend to approximately 1.5 acres (STMS). To the front the sweeping lawn and wildlife-pond set the scene for privacy and tranquillity.

To the rear, the garden has been thoughtfully landscaped to create a sociable space with a variety of 'rooms'. Centred around a lawn with specimen trees, there's a raised dining terrace, two pergolas and a brand new hot tub, as well as an external annexe with a shower and cloakroom, fantastic for guests, but also extremely useful as a home office. To the side, there is a secret garden with fruit trees, lawn and a cabin providing a further useful space, with kitchen, shower and cloakroom. A hidden spot, perfect for summertime entertaining.





“The property was originally a barn to the manor house next door and was first renovated and extended in the 1970s. We renovated the house last year, designing it to create a sanctuary.”

ALL THE REASONS

Colton

IS THE PLACE TO CALL HOME



The village of Colton is approximately 2 miles from the A47 and approximately 3 miles from the Longwater retail park where there is a Sainsbury's

and Marks and Spencer. Colton falls in to the catchment area for Wymondham High School and there is a bus service at the end of The Street. The market town of Wymondham is approximately 5 miles away and offers a railway station, day to day shops as well as a Waitrose.

The Cathedral City of Norwich is approximately 7 miles away and offers a wide range of shops, restaurants and boutiques. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named by The Times as the second best place to live in 2022, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare

and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

F. Ref:- 2078-7284-3705-1182-1170

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

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