



THE STORY OF

Windle Farm Barn

Acle, Norfolk

SOWERBYS

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Windle Farm Barn

The Windle, Acle, Norfolk
NR13 3JT

Stunning One-Off Home

Idyllic Setting Amongst Rolling Fields

Top Specification Barn Conversion

Highly Individual and Versatile Accommodation

Open-Plan Living Options

Light and Airy Interiors

Far Reaching Views

Wrap Around Garden Basking in Sunlight

Large Driveway and Detached Garage

Air Source Heating with Underfloor
Heating to Both Floors

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“The surroundings are timeless and give a reassuring feeling of consistency in an ever changing world.”

Amongst the most individual of homes to hit the market this season, this inspired barn conversion boasts over 2,000 sq. ft. of imaginative and most impressive accommodation enjoying reams of natural light and the intelligent versatility to accompany the ever-changing demands of a modern family life. Set at the end of a quiet lane amongst rolling fields, the timeless and quintessential location houses what is now amongst the finest contemporary homes in the area – a rare and pleasing blend of bold architecture amongst traditional surroundings.

The drama of said architecture greets you immediately when entering the property; a double height vaulted ceiling adorns the dining area and leads, open-plan, to the equally impressive kitchen. A wealth of faultless cabinetry is complemented by the large island where contemporary lines have been paired with smooth curves and calming colour palette – yet another display of the fine balance achieved at Windle Farm Barn. To the other wing of the imposing family room is a spacious seating area enjoying a defined space of its own whilst still interacting with the rest of the receptions.





The central entrance hall is graced by the solid oak staircase with glazed balustrades ensuring an uninterrupted passage of light to every corner. Essential balance is achieved with two highly versatile ground floor rooms, one currently serving as a large study with direct access to the south facing sun terrace and another housing an en-suite bedroom, again with its own direct access to a west facing terrace and garden. A guest WC completes the ground floor. Both the ground floor and first floor have the benefit of underfloor heating courtesy of an air source heat pump.

“The property has provided much-needed space and tranquillity.”

The first floor is home to three further double bedrooms. The stunning principal suite showcases vaulted ceilings, exposed timbers, fitted wardrobes, Juliet balcony and an entirely glazed west facing gable ushering enchanting panoramic views of rolling countryside and fitted with luxury bespoke made electric blinds. The en-suite is every bit as luxurious as the main room with high end sanitary ware, fine finished and well-considered storage solutions. Elsewhere on the first floor, two further double bedrooms are well served by the central family bathroom, equally as luxurious as the principal en-suite.

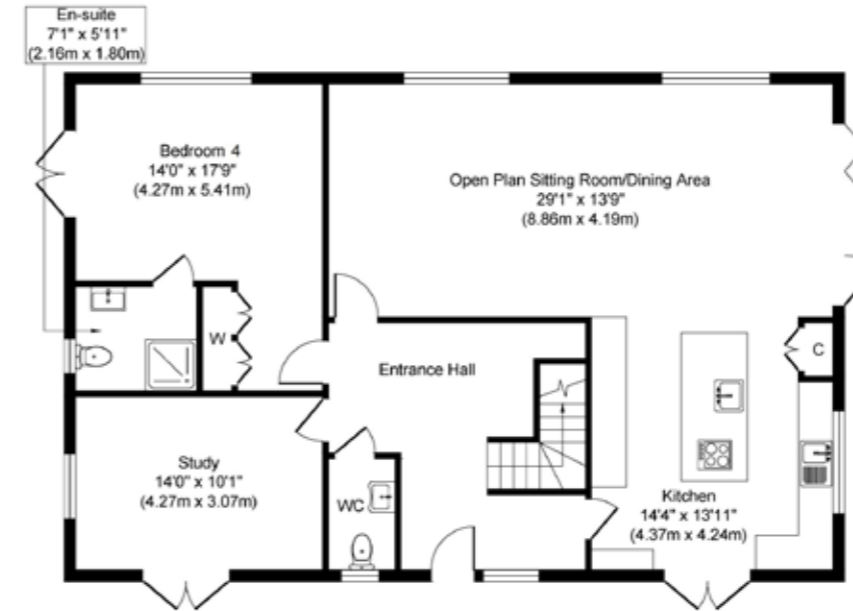




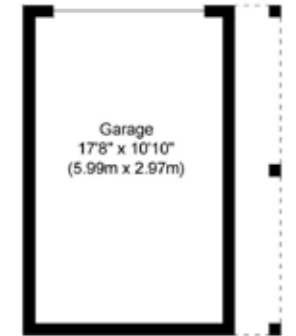
The plot in which the property sits is just as noteworthy as the home itself. Wrapping around three quarters of the property and perfectly positioned to enjoy all day sunshine, the low maintenance garden is designed for enjoying and unwinding whilst soaking up calming views for as far as the eye can see. The sun terrace flanks the east, south and west elevations for a multitude of seating and outdoor dining options whilst the large driveway also houses the detached garage.



“Our sellers love soaking up the sunshine during the day - breakfast on the east terrace and evening drinks on the west.”



Ground Floor
Approximate Floor Area
1223 sq. ft
(113.62 sq. m)



Garage
Approximate Floor Area
191 sq. ft
(17.74 sq. m)



First Floor
Approximate Floor Area
1027 sq. ft
(95.41 sq. m)

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.

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ALL THE REASONS

Acle

IS THE PLACE TO CALL HOME



Acle is a large village located in the county of Norfolk, England, approximately 10 miles east of the city of Norwich. Its ideal location places it within

easy reach of both the bustling city and the peaceful countryside, making it a desirable place to live for those seeking a balance between urban and rural lifestyles.

One of the villages main attractions is its proximity to the Norfolk Broads, a vast network of navigable waterways that wind through the surrounding countryside. This makes Acle an excellent base for exploring the area by boat or on foot, with plenty of opportunities for fishing, birdwatching, and other outdoor activities.

For those who enjoy the buzz of city life, Norwich is just a short drive or train journey away. The city is known for its historic architecture, vibrant cultural scene, and excellent shopping and dining options, making it a popular destination for both tourists and locals alike.

As for the lifestyle you may have living in Acle, it is a peaceful and friendly community with a strong sense of community spirit. The town boasts a range of local amenities, including a supermarket, further shops, pubs, cafés and restaurants, as well as excellent schools and healthcare facilities. Furthermore, there is a library and train station as well a small weekly market. There are also several parks and nature reserves in the area, including the Acle Marshes Nature Reserve, which is home to a variety of rare bird species.

Overall, Acle offers the best of both worlds - the tranquillity of rural living combined with easy access to the amenities and cultural attractions of a thriving city as well as other parts of Norfolk, with regular bus and train services. Whether you're a nature lover, a city slicker, or simply seeking a relaxed and welcoming community, Acle has something for everyone.



Note from Sowerbys



Tombland in Norwich.

“The proximity to Norwich and the NDR is excellent.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity, private drainage and air source heating with underfloor heating to both floors.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8906-1815-8639-2497-7783

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.

LOCATION

What3words: ///curvy.brink.freshen

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SOWERBYS



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