



THE STORY OF

White House Barn

Bergh Apton, Norfolk

SOWERBYS

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White House Barn

School Road, Bergh Apton,
Norfolk, NR15 1BX

Prime Countryside Location

Well-Presented Throughout

Single Storey Living

Fine Living and Dining Room

Modern Kitchen

Four Bedrooms, One En-Suite and Family Bathroom

Self-Contained One Bedroom Annexe

Parking and Double Garage

Grounds of Approx. 1.5 Acres (STMS)

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“Opening the door and giving our children the space to run freely is priceless.”

White House Barn has served as a loving and comfortable home for our sellers. Its allure lies in the combination of open, spacious rooms, charming countryside views, and convenient proximity to the Cathedral City of Norwich.

Upon entering, the barn immediately impresses with its seamless flow and abundant natural light. The vaulted sitting room and dining area are artfully separated by a striking brick chimney housing a double-sided wood-burning stove. This layout effortlessly accommodates both social gatherings and relaxed moments, blending seamlessly

with the well-appointed kitchen. There's ample space for food preparation and entertaining while maintaining a sense of intimacy within the main living area.

The bedroom wing, accessed through a bright corridor overlooking the inner courtyard, comprises four beautifully appointed bedrooms. Vaulted ceilings and exposed timbers infuse each room with subtle character. A particularly ingenious use of space is found in one of the bedrooms, featuring a mezzanine floor ideal for children's play or relaxation, accompanied by a modern en-suite. A well-fitted family bathroom serves the remaining three bedrooms.





“We have lived here for 8 unforgettable years now, and although we changed our home to fit us, not a lot has changed in our close neighbourhood.”



Outside, a sweeping gravel driveway leads to ample parking, a double garage, and the annexe. The southwest-facing courtyard has been thoughtfully landscaped to optimise alfresco dining and entertaining. To the rear, a small terrace, expansive lawn, and mature trees, along with boundary hedging, create a tranquil setting. Beyond lies a captivating wildlife meadow offering breathtaking views of the neighbouring vineyard.

The annexe, a welcome addition, is impeccably presented and offers versatile accommodation options. Its open-plan layout, featuring bi-fold doors and a modern kitchen, showcases stunning countryside panoramas. Additionally, it comprises a comfortable double bedroom and a well-appointed shower room, making it ideal for holiday stays, guest accommodation, or remote work.





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.

ALL THE REASONS

Bergh Apton

IN NORFOLK
IS THE PLACE TO CALL HOME



A charming south Norfolk village, Bergh Apton is located approximately seven miles south of Norwich.

The village's thriving community benefits from a village hall hosting a range of events. There's a Post Office, and further day-to-day amenities can be found in nearby Brooke, including a public house and restaurant, cafe, butchers, a local shop and primary schooling. There is also a regular bus service.

This ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's 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 as one of the best places to live in 2021, 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.



Note from the Vendor



“Our favourite spot in the house is the living and family area/kitchen, where we come together to share not only meals but also stories of each day: ups and downs, challenges, and laughter.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage to be confirmed.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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

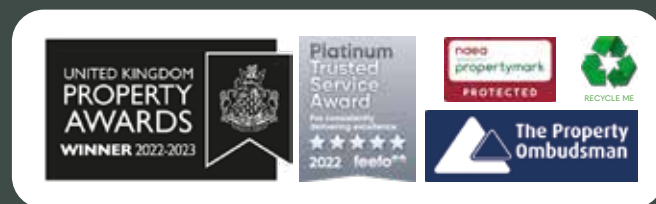
Freehold.

LOCATION

What3words: ///drizzly.hires.talker

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