



THE STORY OF

Ash Tree Farm

Carleton Rode, Norfolk

SOWERBYS

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Ash Tree Farm

Carleton Rode, Norfolk,
NR16 1NJ

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Superb Barn Conversion

Sought After Location

Vaulted Sitting Room

Cosy Snug

Sociable Open-Plan Kitchen

Four Bedrooms

Four Bathrooms

Three Stables and a Tack Room

Post and Railed Paddocks

Grounds of Approximately 6.25 Acres (STMS)

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SOWERBYS NORWICH OFFICE

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“The stunning vaulted sitting room is full of character and offers a fine ambiance.”

This superb characterful barn conversion offers excellent accommodation and is perfect for equestrian use or as a small holding with grounds extending to approximately 6.25 acres. Ash Tree Farm offers a warm and welcoming entrance hall just leading off the covered porch, which benefits from access and fine views into the courtyard.

The extensive ground floor accommodation is versatile. The stunning vaulted sitting room is full of character and offers a fine ambiance, with

plenty of room in the alcove for a dining table. The well fitted kitchen is perfect for entertaining with a study/snug just off and utility area.

To the east of the barn, there is a well-appointed bedroom with a modern well fitted en suite bath and shower room. To the west you will find a cosy snug with double doors leading to the front, as well as a further bedroom with a separate bathroom. The two first floor bedrooms are accessed independently, both offering well fitted en-suite shower rooms.



The great outdoors is what Ash Tree Farm is all about. To the front there is a gravelled drive which leads to parking and access to a detached double garage. There is plenty of lawn to the front, with an orchard and mature boundary hedging.

The owners have also created a wonderful formal garden with circular borders and fruit trees. In addition, there is an excellent stable block, with three stables with a tack room, and a hay store. There is running water, electricity and a concrete hard standing, as well as superb paddocks and a well-maintained post and railed fenced. The grounds equate to approximately 6.25 acres (STMS).



ALL THE REASONS



Carleton Rode

IN NORFOLK
IS THE PLACE TO CALL HOME



Carleton Rode is a small mid-Norfolk village, approximately a mile from Bunwell, which offers a local shop and post office, primary school, church and garage.

The nearby market towns of Wymondham and Attleborough are approximately 6 miles away. Both offer a wide range of day to day shopping facilities as well as schooling,

restaurants, a railway station and access on to the A11. To the north east lies the Cathedral City of Norwich which has a beautiful heritage, vibrant nightlife, sophisticated shopping and mouth-watering restaurants. There are also a number of sought after schools and colleges. Norwich offers access to all the major rail links and Norwich International Airport.



Note from Sowerbys



“The great outdoors is what Ash Tree Farm is all about.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band F

ENERGY EFFICIENCY RATING

C. Ref:- 0800-5044-7622-0128-3006

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: ///gathering.speeches.bothered

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