



THE STORY OF

Badger Barn

Horsford, Norfolk

SOWERBYS



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Badger Barn

Dog Lane, Horsford
NR10 3DH

Superb Thatched Barn Conversion
Sitting in Half an Acre

Beautiful First Floor Vaulted Sitting Room

Well-Fitted Modern Kitchen/Breakfast Room

Utility Room, Boot Room and Cloakroom

Four Bedrooms, Two En-Suites
and Adjoining Bathroom

Abundance of Character

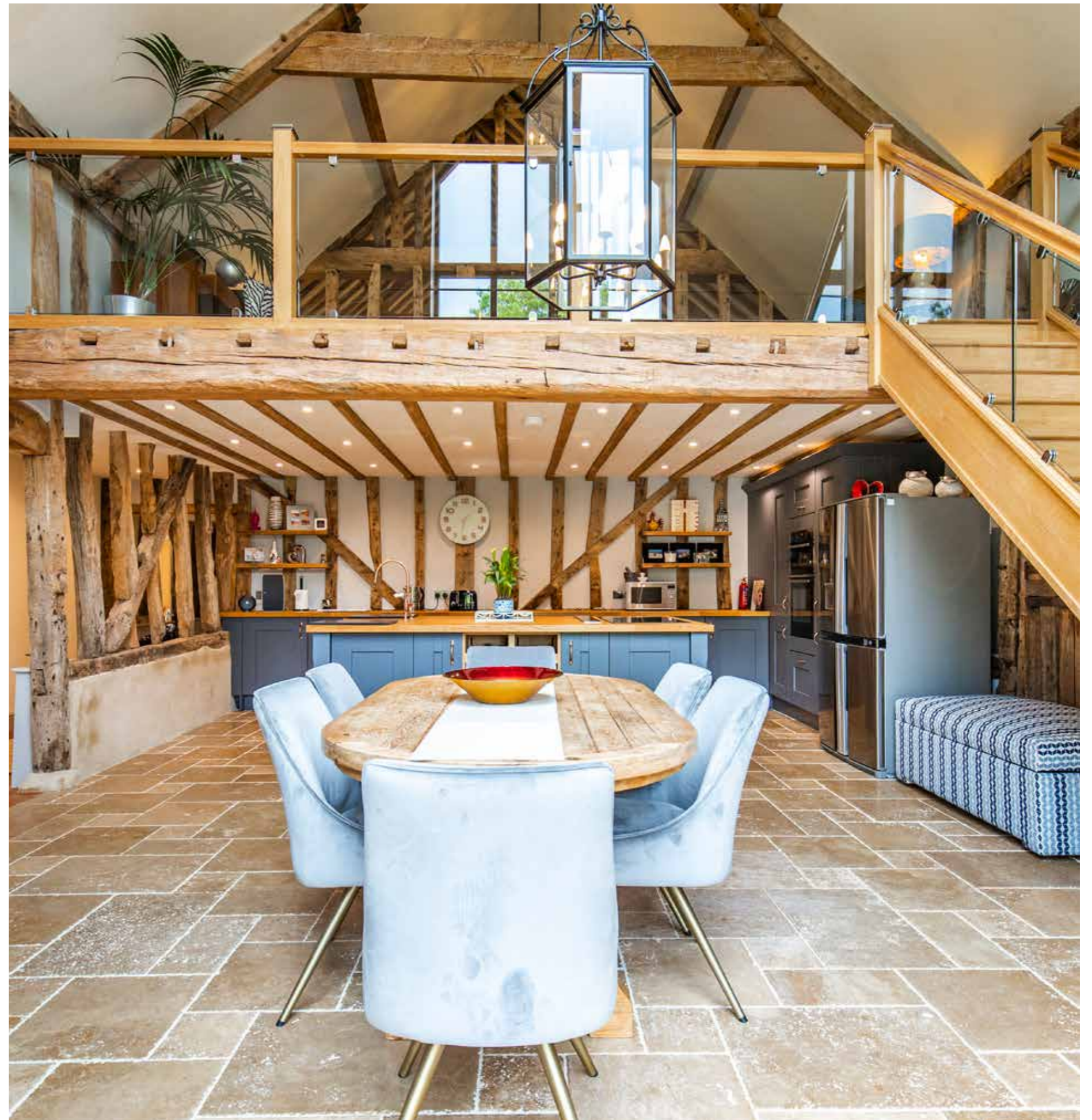
Incredibly Well-Landscaped Gardens

Garage and Store/Workshop as
well as an EV Charging Point

Fine Countryside Views

Easy Access to North Norfolk and The Broads

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Badger Barn has been lovingly converted to an exceptionally high standard. The beautiful timbers and vaulted ceiling on the first floor are a delight to behold, creating a truly welcoming home.

The well-designed kitchen and layout work seamlessly together. Flooded with natural light from the floor-to-ceiling glazed gable end, it's the perfect space for cooking and entertaining. The ground floor houses the sleeping areas, each well-appointed and generously sized. The principal bedroom boasts a modern en-suite bathroom and a separate walk-in wardrobe. The guest bedroom features a modern en-suite shower room, while the other two bedrooms share an adjoining bathroom. Additionally, there's a utility room, boot room, and cloakroom.

The standout feature of the property is the incredible first-floor sitting room. The impressively vaulted ceiling with original timbers creates a cosy atmosphere, divided into two halves by an open-timbered wall, offering versatility. The central wood-burning stove serves as a great focal point and is perfect for cosy winter nights.

Outside, the property is accessed via a sweeping driveway serving only two barns, offering plenty of parking and access to the garage. The grounds have been meticulously landscaped and maintained, making it a gardener's delight and a joy to behold. With well-stocked borders, sweeping lawns, and various terraces, you can relax and entertain while enjoying your surroundings.



Badger barn offers complete balance...





First Floor
Approximate Floor Area
663 sq. ft.
(61.58 sq. m)



Ground Floor
Approximate Floor Area
2,070 sq. ft.
(192.29 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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Horsford

A RURAL REMEDY AND COUNTRYSIDE BLISS

Horsford is surrounded by places to walk, jog, or cycle. Both St Faiths Common and Horsford Woods are open to the public and are certainly worth exploring.

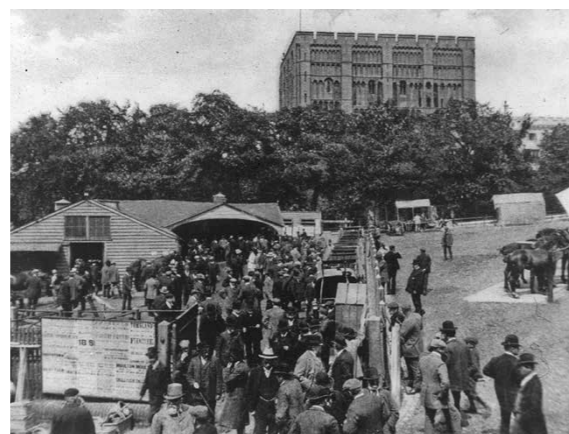
The village offers many amenities such as a shop with a post office, a bakery, butchers, various takeaways, plus a popular public house, The Dog. There is great access to doctors here with three surgeries available. For those with families, there is a pre-school and a primary school within the village, and Horsford is in the catchment area for Taverham High School, which is less than 5 miles away.

The community is welcoming not only to its residents, but also visitors to the area, hosting various events throughout the year with many organised by Horsford Social Club. One of which being the village festival, where many groups within the community get involved.

Next to the Methodist Church is the Village Hall and Recreation Ground. It includes football pitches, a play park, and outdoor gym equipment. The Village Hall hosts the Horsford Social Club, the Horsford Women's Institute, and an amateur drama group. Horsford offers football, cricket, and bowls teams.

Only two miles away is the pretty village of Drayton, offering all the amenities you could wish for whilst also having easy access to the A47 for cross-country routes to the coast.

Enjoy the convenience of being located approximately 6 miles from the historic city of Norwich, with excellent amenities and rail links, whilst relishing in the comfort of village life.



Note from Sowerbys



“For nature lovers, this countryside home offers the perfect retreat from city life, with delightful nearby walks.”



SERVICES CONNECTED

Mains water, electricity and high speed fibre broadband. Air source heating. Drainage via sewage treatment plant.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 9248-1024-7376-5588-6914

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: ///text.suspect.proposals

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SOWERBYS

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for the homeless

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 Cancer
Charity
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