



THE STORY OF

# West End Barn

*Tibenham, Norfolk*

SOWERBYS



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# West End Barn

Cherry Tree Road, Tibenham  
Norfolk, NR16 1PQ

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One of a Kind Barn Conversion

4500 sq. ft. of Immaculate Accommodation

Teeming with Character and Craftsmanship

Handmade Kitchen and Cabinetry

Four/Five Versatile Bedrooms

Four En-Suites

Three Acres of Grounds (STMS)

Vast Array of Outbuildings

Peaceful and Private Rural Setting

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Beyond a wooden five-bar gate and a sweeping driveway, this magnificent home is located in such a private area that few people would even know it's there.

West End Barn is the result of a meticulous and passionate restoration of a traditional Norfolk Barn, with a focus on preserving its splendid character while adding the necessary functionality for a fulfilling and modern lifestyle.

A breathtaking welcome awaits every day with the grand entrance hall, showcasing the solid oak butterfly staircase under the drama of the vaulted ceilings and exposed timbers. The entire home exudes impeccable quality, careful design, and a respectful approach to the restoration of an extraordinary barn.

The main barn covers over 4,000 sq. ft of versatile accommodation within a traditional shell. A classic farmhouse kitchen features handmade burr oak cabinets topped with Kashmir granite, complemented by an adjacent boot room and utility room. The kitchen leads to a formal dining room and a splendid living room, creating an intuitive and sociable layout. An elegant library, study, sun room, and two ground floor bedrooms (both en-suite) offer additional flexibility.



Although vast, it is a very comfortable and private home.





The first floor consists of a fabulous galleried landing and two superb bedroom suites. The principal bedroom features vaulted ceilings, a walk-in wardrobe, and a lavish en-suite, while the guest bedroom boasts an equally luxurious en-suite.

The generous three acre plot (STSM) holds various outbuildings, including a double garage, wood stores, cart shed, and workshops, comfortably housed within an area that balances peaceful green space and sprawling gardens. Sunny courtyards lead to formal lawns lined with mature trees, creating a private and peaceful haven that fulfils unique lifestyle requirements.



The view down the meadow is one of the most peaceful spots.

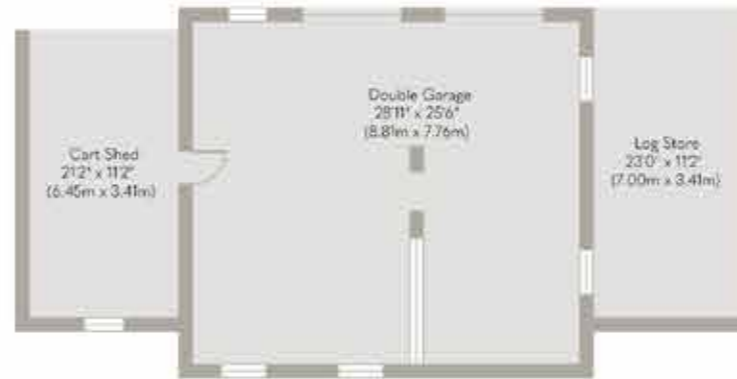




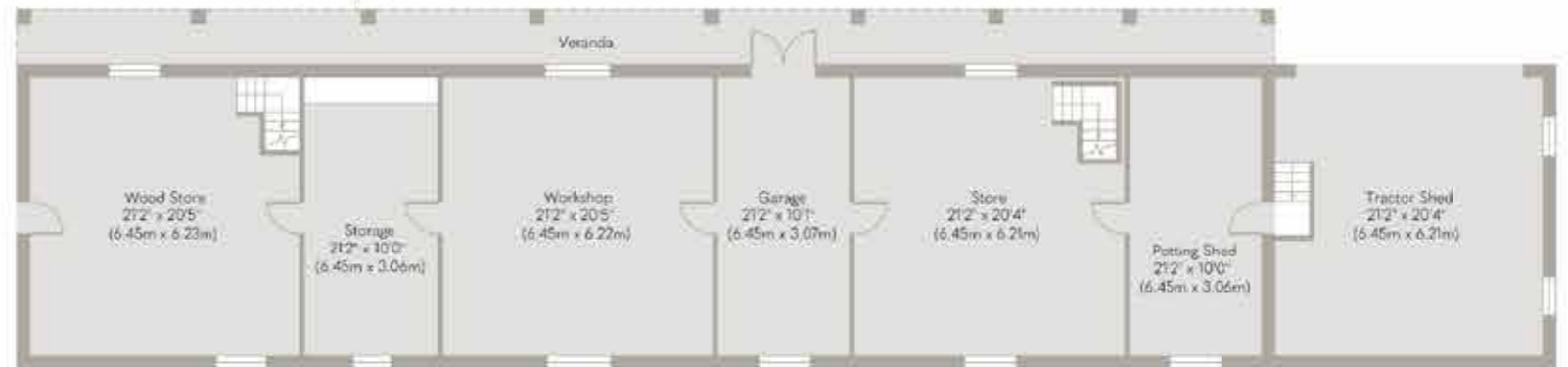
Ground Floor  
Approximate Floor Area  
3,407 sq. ft  
(316.53 sq. m)



First Floor  
Approximate Floor Area  
1,076 sq. ft  
(99.99 sq. m)



Garage  
Approximate Floor Area  
949 sq. ft  
(88.20 sq. m)



Outbuilding



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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# Tibenham

A RURAL VILLAGE WITH TRANQUIL SURROUNDINGS.

A charming village located in the picturesque county of Norfolk, Tibenham is only 17 miles from the city of Norwich. With its rich history, beautiful landscapes, and friendly community, Tibenham offers visitors and residents a peaceful and idyllic setting to call home. The village is surrounded by far-reaching farmland, providing stunning views and a tranquil atmosphere.

Tibenham is well-known for its historic church, which dates back to the 12th century and its former airfield during World War II, which today is home to the Norfolk Gliding Club. The village also boasts a number of traditional thatched cottages, adding to its quintessential English charm.

In addition to its historical and natural attractions, Tibenham offers a warm and welcoming community. The village hosts various events throughout the year, including traditional fairs, music festivals, and agricultural shows, providing ample opportunity for residents to come together and celebrate.

Notably, Tibenham's proximity to Diss railway station provides direct access to London with approximately a ninety minute journey, as well as easy access to Norwich, heading in the opposite direction. Alternatively, Attleborough train station, is within a short drive and offers great services to Cambridge. With a vibrant culture, shopping, and dining opportunities, Norwich offers all the urban amenities, while still being able to retreat to the tranquillity of village life. Tibenham is also in close proximity to the A11, making commuting or a weekend get-away stress-free. For those seeking a peaceful and scenic retreat, Tibenham, Norfolk, is the perfect destination. Taking in the bucolic surroundings, or engaging with the friendly locals, Tibenham offers a delightful escape from the hustle and bustle of modern life.



## Note from the Vendor



West End Barn rear garden.

“The village and surrounding area is full of cycling and walking routes around the quiet lanes.”



## SERVICES CONNECTED

Mains water, electricity. Private drainage. Oil-fired central heating.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

D. Ref:- 3337-5129-1309-0460-2296

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: ///chiefs.decreased.notes

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# SOWERBYS

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