



S



THE STORY OF  
**Oast House Barn**  
*Alderford, Norfolk*

**SOWERBYS**



THE STORY OF

# Oast House Barn

Reepham Road, Alderford  
Norfolk, NR9 5NQ

---

Extraordinary Barn Conversion  
Superb Specification Throughout  
Open-Plan Living Options  
Four Generous Bedrooms  
Three En-Suites  
Spacious Garaging  
Landscaped Courtyard Gardens  
and Sprawling Paddock  
Two Acre Plot (STMS)  
Far Reaching Views  
Sough After Countryside Location

---

**SOWERBYS NORWICH OFFICE**  
01603 761441  
norwich@sowerbys.com





Boasting elegant proportions, reams of natural light and an exacting specification, this extraordinary home offers every ounce of character and luxury one could hope for from a prestigious barn conversion whilst providing a flexible and highly functional family home. A generous plot of two acres (STMS) is nestled amongst the Norfolk countryside and enjoys easy access to market towns such as Reepham and Aylsham as well as the fine city of Norwich.

The large and varied reception rooms to the ground floor are conducive to a harmonious and functional family life with the original character of the barn showcased alongside an impeccable eye for detail and quality. The kitchen dining room houses an array of fine cabinetry alongside a large breakfast barn island serving as the threshold to the remainder of the room, large enough for a formal dining area and further seating; a wonderful space for hosting or simply accompanying the busy schedule of a modern family.

A formal sitting room provides a delicate balance and a space to relax with a wood burning stove tucked in the corner and far-reaching field views to be enjoyed from the windows. A superb addition to the ground floor is grand curved study – a brilliantly versatile reception with the most unique character.

The first floor is home to the four large bedrooms which enjoy all the drama and volume of the vaulted ceilings. The impressive principal suite offers generous proportions alongside the luxurious shower room en-suite whilst two further double bedrooms enjoy equally well-appointed respective en-suites. The fourth bedroom is well served by the spacious family bathroom.



A spot by the window,  
with the sun streaming  
in overlooking the  
beautiful countryside...





A wonderfully varied plot graces this home and makes for some defined and flexible spaces amongst the two acres (STMS) of grounds. The sprawling front lawn makes for a delightful approach whilst the walled gardens to the rear are an extraordinary sun trap with a vast paved terrace accessible from all the principal receptions. Box hedging, well stocked beds and a manicured lawn make for an immediate environment that is every bit as inviting and refined as the barn itself. Beyond the immediate gardens, a further paddock of approximately 1.5 acres (STMS) adds yet more versatility to a noteworthy home with excellent potential for equestrian use. A variety of outbuildings can be found amongst the plot including a substantial garage, further store and an array of timber outbuildings.







**Ground Floor Approximate Floor Area 1636 sq.ft (151.98 sq.m)**  
**First Floor Approximate Floor Area 1252 sq.ft (116.28 sq.m)**  
**Garage Approximate Floor Area 607 sq.ft (56.39 sq.m)**  
**Approx. Gross Internal Floor Area 3495 sq.ft (324.65 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. Copyright V360 Ltd 2024 | www.houseviz.com

# Alderford

RURAL CHARM IN THE  
HEART OF NORFOLK



About ten miles north-west of Norwich, Alderford is a small, charming village, with a close community. Alderford Common provides a lovely place walks or blackberry picking, and Marriott's Way makes it an easy off-road cycle ride to the market town of Reepham, or further afield if you wish.

By road, Reepham is a little over three miles away, and offers a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

Also within a couple of miles is Great Witchingham/Lenwade, which has a good village school, as well as a local shop, public house, garage, butchers, bakers, and cafe, and neighbouring Swannington church is host to a regular lunch club.

The village is set within the renowned Reepham High School and Sixth Form Centre catchment area.

Its central position ensures easy access into Norwich, as well as the market towns of Aylsham and Dereham, and the delightful north Norfolk coast and Norfolk broads are within easy driving distance.



## Note from the Vendor



Paddock view.

“Although only a hamlet, there is a great sense of community and plenty of lovely cross country walks.”



### SERVICES CONNECTED

Mains electricity. Private water supply. Oil central heating and underfloor heating to downstairs.

Drainage via a septic tank.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 0390-2833-4480-2604-4085

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: ///typically.named.camper

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

