

INTRODUCING BARN 1



BREYDON VIEWS

Discover a Natural Connection



Barn 1, Breydon Views

Newly Built Barn Conversion

Approximately 1.8 Acres (STMS)

Six Double Bedrooms

Show-Stopping Kitchen

Four Bathrooms, Three are En-Suite

Double Cart Lodge with
Additional Storage Room

Unrivalled Far-Reaching Views

Renowned Local Developer

More Than 4,400 Sq. Ft. of
Internal Living Space

Six Year Professional
Consultants Certificate





Beautifully Crafted

Without a doubt one of the most incredible single storey barn conversions offered in East Norfolk, Barn 1 at Breydon Views will amaze the most discerning of buyers both inside and out.

With more than 4,400 sq ft of internal space on offer this interior leaves nothing to the imagination. Choose how you wish to live - five, six or even seven double bedrooms can be comfortably dressed as such. However, if reception rooms are your priority there are an array of possibilities - a home cinema, a spacious office, games room, music room, formal dining room, or more.

The lounge embraces the views through the expanse of bi-folding doors. The kitchen is a key talking point featuring an oversized central island, along with an array of high quality features and appliances.

The dining area, lounge and kitchen offer an open-plan feel with just the right element of separation. Everything feels spectacular but homely in perfect harmony.

Throughout, the bathrooms really astonish. The principal bedroom's en-suite could eclipse an entire London apartment, whilst elsewhere three en-suites are matched by three dressing rooms - whilst other bedrooms share another bathroom and separate WC.

Outside and it is the views which captivate; hard to put into words we sincerely recommend you see it for yourself. Barn 1 has a plot which is approximately 1.8 acres in total (STMS) with its gardens, paddock, driveway, and that all important double cart lodge, complete with adjoining secure store room.

A home easy to fall in love with, we're sure that a private viewing with our Norwich team will leave you as besotted with Barn 1 as we are...









Whilst at the point of writing the brochure details, cart lodge is yet to be installed. However the above image has been mocked up to show how the cart lodge could look and would sit.



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 misstatement. 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 2023 | www.houseviz.com



Burgh Castle

A tranquil village in the Norfolk Broads, Burgh Castle is located just four miles from Gorleston Beach. With its blend of scenic countryside, riverside views, and historical sites, it's perfect for those seeking a peaceful lifestyle close to nature.

Local amenities include an assortment of shops and pubs, while nearby Gorleston and Great Yarmouth offer a wider range of supermarkets, restaurants, and leisure options. The village is also little over a half-an-hour's drive to Norwich, making it an easy commute for work, shopping, and cultural activities.

One of the area's highlights is Breydon Water; a vast tidal estuary and protected wetland where the rivers Bure, Waveney, and Yare meet the sea. It's a haven for wildlife enthusiasts and birdwatchers, offering expansive waters and stunning views.

History lovers can explore the Burgh Castle Ruins, a well-preserved Roman fort overlooking Breydon Water. The site is ideal for scenic countryside and riverside walks, with reed-filled marshes and wide-open skylines. The nearby Fisherman's Inn offers a welcoming stop for refreshments along the way.

Families benefit from access to reputable schools like Moorlands Church of England Primary Academy and Ormiston Venture Academy in Gorleston, as well as East Norfolk Sixth Form College in Great Yarmouth. Healthcare is easily accessible through local GP services and James Paget University Hospital in Gorleston.

Burgh Castle combines natural beauty, rich history, and essential services, making it an attractive spot for families, retirees, and nature lovers. With its peaceful rural charm and proximity to nearby towns, it offers a relaxed yet well-connected lifestyle in the heart of the Norfolk Broads.



The Developer

Tredwell Developments Ltd is a family-run property development company, incorporated in 2003, and based in the Norfolk and Suffolk regions.

With more than two decades of experience, the company is dedicated to delivering high-quality builds, particularly focused on creating family homes which stands the test of time. They pride themselves on crafting homes designed for future generations, reflecting their commitment to excellence and longevity in construction.

Their portfolio includes notable developments such as The Village in Fleggburgh and Kingfisher Close in Guist, which showcase their expertise in designing vibrant, sustainable communities.



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Discover a Natural Connection

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NR31 9EN



Location - What3Words: [///winded.strike.storming](https://www.what3words.com/#!/winded.strike.storming)

For all enquiries, contact

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Agent's Note: Some photographs have been virtually staged and renovated to show how the property could look once furnished. The double cart lodge is subject to planning.

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.



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