



THE STORY OF

# Cotenham Barn

*Panxworth, Norfolk*

SOWERBYS



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# Cotenham Barn

South Walsham Road, Panxworth  
Norfolk, NR13 6JG

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Stunning Barn Conversion

Five Bedrooms Main Barn

Three Holiday Barns

Extensive Workshop Barn

Grade II Listed Thatched Open Barn

Overflow Self Contained En Suite Bedroom

Beautiful Well Landscaped Grounds

Established Pond and Fine Woodland

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Positioned on the edge of the Norfolk Broads, Cotenham Barn offers a wonderful lifestyle. Offering an abundance of character and exposed timbers, the current owners have worked hard to enhance the property's natural charm, making a small yet positive impact on the environment and surrounding area.

With a wonderful homely feel that is carried throughout the barn, the sitting room is an excellent size and has a lovely fireplace with a wood-burning stove, for cosy evenings in the colder months. Whereas, the garden room has lovely inviting views over the rear garden and opens up to the well-fitted kitchen, which has proven to be a wonderful hub for hosting family and friends in the summer, but provides an equally inviting space all year round. In addition, the barn benefits from a boot room, utility room, store room, and a ground floor bedroom with an en-suite shower room as well, suggesting there is plenty of potential for a versatile and multi-generational living—alternatively, a blank canvas for a home office, studio or an additional reception room.

On the first floor, the barn boasts a very generously sized principal bedroom featuring an en-suite, allowing the space to be private and relaxed. There are a further three well-appointed bedrooms, one with an en-suite and two share the family bathroom. The lovely wooden beams continuing up to the bedrooms exude plenty of character and create a very comforting feel all around the house.



Sharing our home and garden on very special occasions with friends and family will forever be a highlight.





Attached to the main barn is a traditional two storey barn currently used as a workshop and store rooms. There are so many uses here from a commercial aspect to conversion. (STPP)

Further to the main barn and attached outbuildings, Cotenham Barn boasts three holiday barns, which have proven to offer a great income for the current owners, helping them to enjoy the country lifestyle. It has been a wonderful project and they have thoroughly enjoyed sharing the home with friends and family.

These holiday barns would still be ideal to let, each of the barns are extremely well-presented and many guests have expressed what a lovely environment it is to stay in. However, these could also provide the perfect space for multi-generational living. Long Barn offers two bedrooms, two en suites and an open plan sitting room and kitchen. Garden Cottage offers a living/bedroom, shower room and kitchen and is fully accessible. The Nook provides a quaint self-contained style accommodation, and The Kiln Room is a lovely additional en-suite bedroom.

The grounds of Cotenham Barn have been lovingly landscaped and offers a truly idyllic setting, with established borders and mature planting throughout. Additionally, the sweeping gravelled driveway leading to the property, offers plenty of parking. The Grade II listed open barn is a great entertaining area and makes a lovely feature to the garden of the main property. Beyond a fine wildlife pond, two stables and a tack room, leads to the enchanting woodland with meandering pathways towards Ranworth and the Broads, All extending to approximately three acres (STMS).



The garden holds so many delights and offers a variety of views and places to sit and relax.





# Panxworth

## A POCKET OF BROADLAND WILDLIFE AND INVITING LOCALS

Located in the beautiful surrounding countryside and within close proximity to both Norwich and the Broads, Panworth offers a perfect blend of rural tranquillity and easy access to exciting city life and stunning natural landscapes.

Panworth itself is a delightful village, offering visitors a peaceful and serene escape from the hustle and bustle of urban living. The village is characterized by picturesque cottages, historic churches, and scenic countryside views. It's an ideal location for those seeking a quiet environment and is close to both the popular Fur and Feather pub in Woodbastwick (home to Woodforde's Brewery) and The Maltsters in Ranworth.

For those craving a taste of city life, Panworth's proximity to Norwich provides easy access to a vibrant urban centre, renowned for its rich history, stunning architecture, and lively cultural scene. Visitors can explore the historic Norwich Cathedral, stroll along the charming cobbled streets of Elm Hill, or indulge in shopping and dining experiences in the city's bustling centre.

Nature enthusiasts will be delighted to discover that Panworth is conveniently located near the breathtaking expanse of the Broads. This unique and internationally acclaimed wetland landscape offers opportunities for boating, birdwatching, and peaceful walks along the waterways. You can take a boat trip, observe the diverse wildlife, or simply unwind amidst the natural beauty.

With its serene village charm and close proximity to both the vibrant city of Norwich and the natural wonders of the Broads, Panworth presents a wonderful opportunity to experience the best of both worlds. Whether you seek relaxation, exploration, or a bit of both, Panworth offers a delightful escape in the heart of Norfolk.



### Note from the Vendor



The river Bure.

“There is lovely walk from our garden to Ranworth- the perfect Broads village...”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 9734-8624-9300-0925-6202

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: ///chat.whizzing.always

### AGENT'S NOTE

Please note there is a public footpath that runs from the southern boundary to the northern boundary.

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

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to these Norfolk charities every time we sell a home

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Journey*

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

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— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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