



THE STORY OF  
**The Earl's Barn**  
*Sutton, Norfolk*

**SOWERBYS**





THE STORY OF

# The Earl's Barn

Sutton, Norwich  
Norfolk, NR12 9RZ

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Substantial Character Barn Conversion

Highly Versatile Accommodation

Beautifully Presented Throughout

Breathtaking Vaulted Reception

Five Large Bedrooms Including Two  
Ground Floor Bedrooms with En-Suites

Remarkable Plot of 1.65 Acres (STMS)

Formal Walled Gardens, Courtyards and Meadow

Idyllic Countryside Location

Double Car Port and Double Garage

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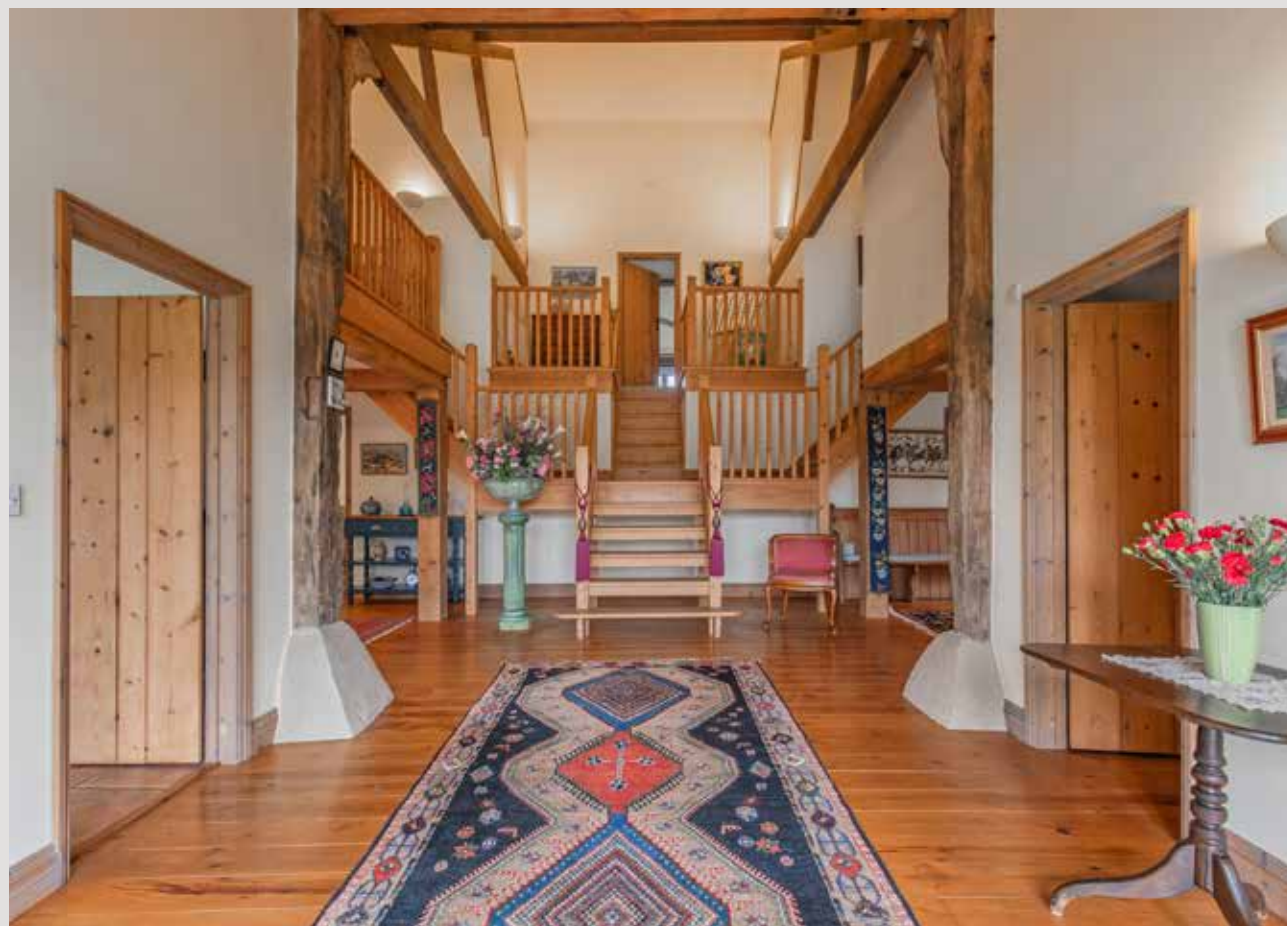
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Standing proud amongst idyllic rolling countryside, this handsome and substantial barn conversion boasts well in excess of 3,000 sq. fty. of striking accommodation arranged over two floors. Paired with a magical plot of 1.65 acres (STMS) packed with features and inspired landscaping, this truly is a home in which lifelong memories are assured alongside an enviable lifestyle in the country.

Upon entering, you are immediately greeted with the dramatic embrace of the vaulted reception hall with exposed timbers and butterfly staircase. Flanking the entrance hall is the elegant kitchen/breakfast room featuring a lovely statment Aga, as well as a well-equipped utility room with plenty of storage. Venturing further into the barn reveals a pair of breathtaking receptions; the vaulted dining room is flooded with natural light and enjoys direct access to the sun terrace whilst the extraordinary living room showcases a double sided exposed brick fireplace at its heart. Amongst the highly versatile space thre are two superb ground floor bedrooms, both with en-suite bathrooms and direct access to the sheltered rear courtyard.

Rising to the first floor, three further double bedrooms bring yet more flexibility to this accomplished home and all are well served by the family bathroom. Equally useful as studies or additional receptions, the rooms are complemented by a brilliant galleried area which lends itself to a characterful library/reading area.





Sitting in the library in front of the fire on a cold evening is a favourite spot.









Sitting in a plot of 1.65 acres (STMS) means there is no shortage of features to discover amongst the grounds. Formal gardens around the immediate curtilage of the barn boast impeccable landscaping with well-tended lawns interspersed with thriving flower beds and mature trees. Raised fish ponds add to the tranquil environment, alongside a selection of paved terraces ideally placed to enjoy all day sunshine.

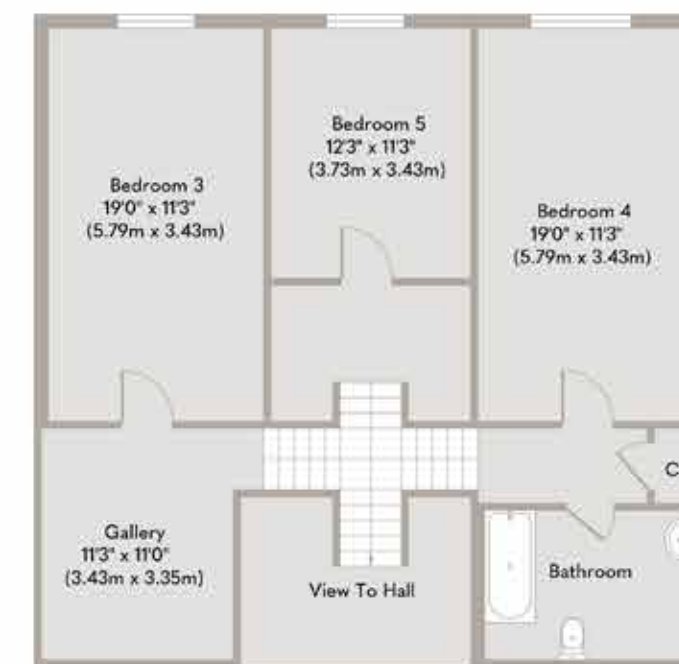
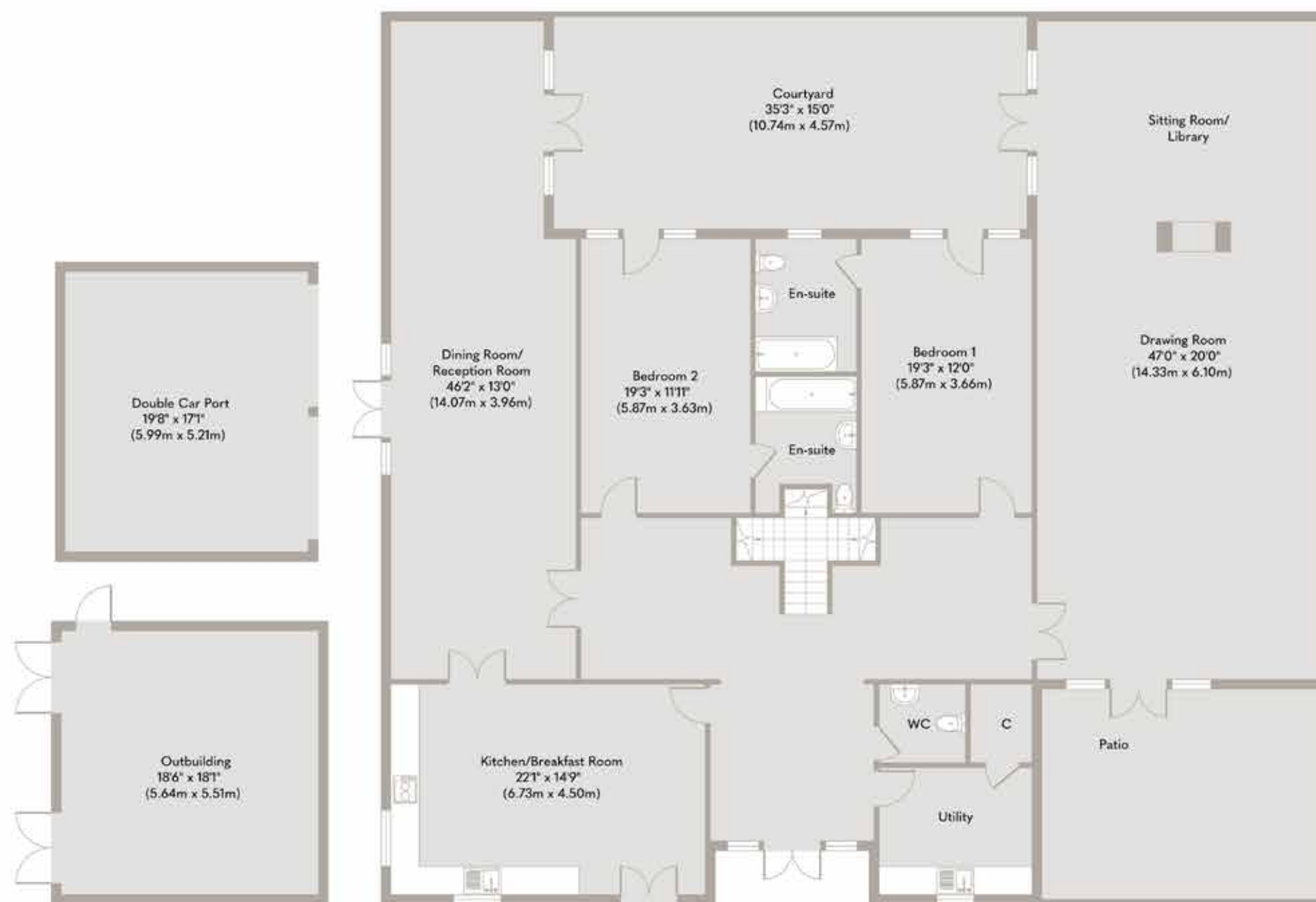
The large parking area features a double car port and double garage whilst the further grounds extend to a picturesque paddock/orchard with a lovely variety of fruit trees and measures approximately one acre (STMS). Within this, two walk-in vegetable growing enclosures stand, and a further ideal for chickens or other small animals. Additionally, there is a greenhouse for plants, and a soft fruit cage and cut flowers beside it.



A beautiful spot  
neighbouring England's  
tallest corn mill.







Outbuilding  
Approximate Floor Area  
671 sq. ft  
(62.29 sq. m)

Ground Floor  
Approximate Floor Area  
3,122 sq. ft  
(290.03 sq. m)

First Floor  
Approximate Floor Area  
892 sq. ft  
(82.85 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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# Sutton

## TRANQUIL WATERS AND SCENIC COUNTRYSIDE

A charming village offering a tranquil lifestyle amidst beautiful natural surroundings of the Norfolk Broads and a short drive to the North Norfolk coast, Sutton provides a wonderful balance of rural living with easy access to the amenities of nearby towns.

Locally known for its friendly community atmosphere, Sutton is an ideal place for families, retirees, and individuals looking for peaceful living. With a family-run garden centre at the heart of the village and hosting various local events throughout the year, Sutton has a strong sense of community spirit. Residents can also enjoy scenic walks and cycling routes that showcase the beauty of the Norfolk countryside.

Just a short drive from Sutton, the town of Stalham offers a range of amenities that cater to everyday needs, including a supermarket, and a mix of independent stores. There are several pubs and restaurants in Stalham, serving everything from traditional pub fare to international cuisine. Stalham also offers two doctors surgeries and a chemist, ensuring accessible healthcare for the community.

For those who enjoy outdoor activities, Stalham offers easy access to the Broads National Park, perfect for boating, fishing, and birdwatching. The local community also hosts sports clubs and leisure activities.

Sutton is well-connected to nearby towns, with good road networks. Public transport services make it easy to travel to larger cities like Norwich and Great Yarmouth, enhancing the convenience of living in this quiet village.



### *Note from the Vendor*



“A very peaceful location, just minutes away from the coast.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via a private septic tank.  
Oil-fired central heating and Aga. New boiler installed 2024.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref:- 0543-2850-6059-0521-0585

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: ///condition.digress.bright

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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