



THE STORY OF

Grange Farm

Pettywell, Norfolk

SOWERBYS



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Grange Farm

Pettywell, Reepham, Norfolk
NR10 4RN

Impressive Barn Conversion

Vaulted Reception Hall

Dual Aspect Drawing Room

Modern Well-Fitted Kitchen/Breakfast Room

Snug, Study, Utility Room and Shower Room

Superb Home Office/Garden Room

Five First Floor Bedrooms

One En-Suite and Family Bathroom

Spectacular Self Contained Two Bedroom Annexe

Established Grounds of Just
Over 2.5 Acres (STMS)

Garaging and Parking

EV Charger and Solar Panelling

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Grange Farm is an exceptional barn conversion set within approximately 2.5 acres (STMS) of beautiful countryside. This stunning home blends character with contemporary living, offering a warm and inviting space for family life.

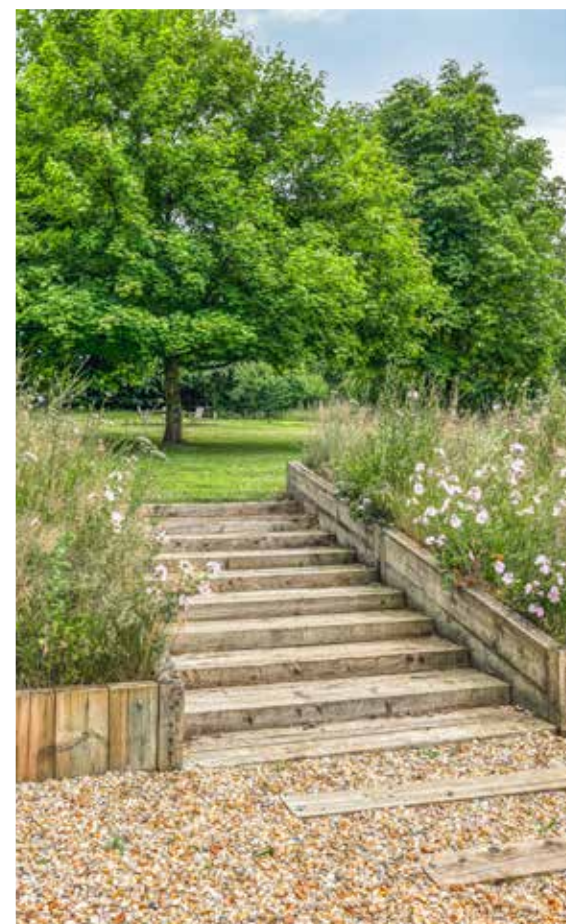
Step inside, and you're immediately welcomed by the breathtaking vaulted reception room - a true showstopper. Sunlight pours in, highlighting the exposed brickwork that adds charm and warmth. A cosy wood-burner sits in the corner, ready to create the perfect atmosphere on cooler evenings. When summer arrives, the bi-fold doors open seamlessly into the inner courtyard, an idyllic spot for relaxing or entertaining under the open sky.

The heart of the home, the stylish and well-appointed kitchen/breakfast room, is designed for both cooking and connection, with bi-fold doors that also lead to the courtyard—perfect for indoor-outdoor living. The drawing room offers a welcoming retreat, featuring a brick fireplace with a wood-burning stove for those cosy winter nights. A separate snug adds a versatile extra space before you arrive at a spectacular home office/garden room - a recent addition to the home, equipped with underfloor heating and air conditioning. With vaulted ceilings and full-height glazing on two sides, this light-filled sanctuary brings the outdoors in, with doors opening straight to the courtyard.

Upstairs, the first floor hosts five beautifully designed bedrooms. The principal suite includes a stylish en-suite, while a luxurious freestanding bath in a converted barn space adds an extra touch of indulgence. A galleried landing enhances the sense of space, leading to a sleek and modern family bathroom.







Approached via a sweeping, tree-lined driveway, Grange Farm offers ample parking on a spacious gravelled driveway, along with a pair of garages that feature smart storage above.

The grounds extend over gently rolling terrain, dotted with mature specimen trees, expansive lawns, and well-established boundary hedging. Come springtime, the landscape bursts into life with an array of bulbs, creating a beautiful seasonal display.

The Cowshed - a stylish and contemporary conversion of a traditional single-story brick barn - sits alongside Grange Farm. Transformed by the current owners, this light-filled retreat features a stunning vaulted kitchen and sitting room, where extensive glazing frames picturesque views and doors open to a private south-facing courtyard. Designed with clean lines and understated luxury, the barn includes two elegant en-suite bedrooms and a separate utility room. Currently operating as a highly successful holiday let, this space offers flexibility as a guest house, rental property, or private retreat.

Grange Farm is the perfect blend of rural charm and modern luxury - a true countryside haven.



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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Pettywell

A TRANQUIL NORFOLK RETREAT

A quiet hamlet just a mile to the west of Reepham, where pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings. About 12 miles to the northwest of Norwich, Reepham has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday.

There's a large selection of shops for a town of its size, including: 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.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts.

According to legend the town once had three churches, built by three sisters - as depicted on the town sign -although the remains of only one are present today and St Mary's is the single parish church.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Pettywell is ideally situated for walking and cycling. The North Norfolk coast is a short drive away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.



Note from Sowerbys



“...an idyllic spot for relaxing or entertaining under the open sky.”



SERVICES CONNECTED

Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 0340-2968-6470-2995-7741

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: ///only.sweetened.bonfires

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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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