



THE STORY OF

# The Bishops Barn

*Rollesby, Norfolk*

SOWERBYS





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Rollesby, Norfolk  
NR29 5HN

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Impressive Semi-Detached Barn Conversion

Stunning Vaulted Sitting Room  
and Modern Kitchen

Spacious Reception Hall

Five Bedrooms, Including a Study Option

Two En-Suites and Family Shower Room

Versatile Gym/Lounge/Garden  
Room and Utility Room/Office

Garage and Cart Lodge with EV Charger

Beautifully Maintained Grounds  
with Wildlife Pond

Set in Over 2.5 Acres (STS)

Generous Accommodation of Approx. 3,300 SqFt

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The Bishops Barn is an exquisite Georgian semi-detached barn conversion that seamlessly blends period charm with modern comfort. Offering versatile accommodation, this stunning home is rich in character, complemented by breathtaking countryside views and an idyllic setting perfect for a tranquil yet sociable lifestyle.

From the moment you step inside, the welcoming reception hall sets the tone for this unique home. Bathed in natural light, it features a striking brick fireplace with a wood-burning stove, creating a warm and inviting atmosphere.

The ground floor is home to four beautifully appointed bedrooms, including a luxurious principal suite with a walk-in wardrobe and stylish en-suite. A well-proportioned guest bedroom also benefits from its own en-suite, while two further bedrooms are served by a thoughtfully designed family shower room. A versatile lounge/garden room—currently used as a gym—boasts stunning exposed timbers, making it an inspiring space for relaxation, a home office, or even a creative studio.

The true showstopper of this remarkable barn is the vaulted first floor, an architectural masterpiece filled with light and character. The impressive sitting room, with its central chimney housing a wood-burning stove, offers a cosy yet spacious retreat to unwind while enjoying panoramic countryside views. The mezzanine dining area enhances the sense of space, creating an elegant setting for dinner parties and intimate gatherings. The modern, well-equipped kitchen is a delight for food lovers, offering plenty of storage and workspace—an ideal hub for entertaining and bringing people together over wonderful home-cooked meals.









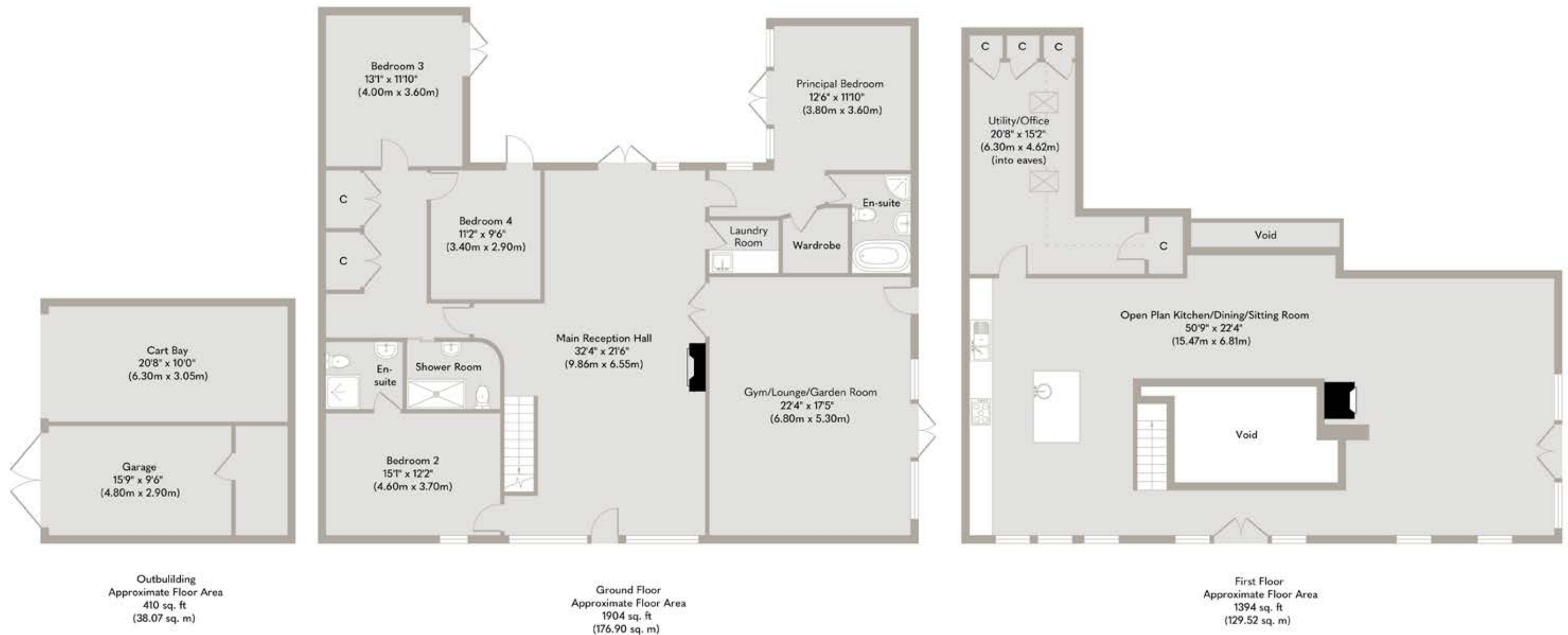
Outside, the property continues to impress. Ample parking, a garage, and an adjoining cart lodge - complete with an EV charger - ensure practicality and convenience. The beautifully sheltered inner courtyard provides a peaceful suntrap, making it the perfect spot for al fresco dining or summer evenings with a glass of wine. Beyond, the grounds extend to just over 2.5 acres (STS), featuring rolling lawns, mature hedging, and a magnificent wildlife pond that invites nature into your everyday life.

Whether you dream of peaceful morning walks, hosting garden parties, or simply unwinding in the serenity of your own private oasis, The Bishops Barn offers a lifestyle of beauty, comfort, and rural charm.









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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# Rollesby

## SERENITY IN THE NORFOLK BROADS

Located in the heart of the Norfolk countryside, the charming village of Rollesby is part of the picturesque Trinity Broads, a unique and tranquil section of the Norfolk Broads. This unspoilt landscape is a haven for wildlife, with its interconnected lakes offering excellent opportunities for sailing, fishing, and nature walks. Rollesby is within walking distance of both Trinity Broads and the Broads National Park, allowing easy access to these stunning natural areas for outdoor enthusiasts and nature lovers alike.

The village itself is home to The Tacons, a well-regarded farm shop offering fresh, local produce, and St George's Church, a beautiful 12th-century round tower church. In the nearby village of Fleggburgh, the warm and inviting Kings Arms pub serves award-winning food and offers four gold star B&B rooms, making it a perfect spot for dining or a weekend getaway.

Around 18 miles west, the vibrant city of Norwich offers an impressive cathedral, a thriving arts scene, and excellent shopping in the famous Norwich Lanes. With a Norman castle, galleries, and one of the UK's largest markets, Norwich blends rich history with modern city life.

For commuters, Norwich offers rail links to London Liverpool Street, while the nearby A47 provides easy access to the wider region.

The stunning Norfolk coastline is also close by, with Winterton-on-Sea offering vast sandy beaches and rolling dunes. Nearby Horsey Gap is a top spot for seeing grey seal pups in winter, while charming villages and nature reserves provide endless opportunities to explore and unwind.



## Note from Sowerbys



“The mezzanine dining area enhances the sense of space, creating an elegant setting for dinner parties and intimate gatherings.”



## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Heating via ground source heat pump. EV Charger.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

C. Ref: 8709-3544-9429-0206-3933

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: ///salutes.including.politics

## AGENT'S NOTE

Annual service charge £600pa.

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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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