



THE STORY OF

The Barn

Saxlingham Nethergate, Norfolk

SOWERBYS



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Saxlingham Nethergate, Norfolk
NR15 1PB

Remarkable and Unique Norfolk Barn
Sitting on 0.7 Acres (STMS)

Highly Versatile Accommodation

Four Large Bedrooms

Ground Floor Bedroom Options

Superb Garden Plot

Idyllic Countryside Views

Enviably Plot on Edge of Sought After Village

Immaculately Presented Throughout

Detached Double Garage

Easy Reach of Norwich

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Tucked on the edge of a sought-after village, The Barn offers beautifully presented interiors that highlight an accomplished renovation, blending character with modern living. Breathtaking countryside views are featured throughout, adding to the timeless appeal of this idyllic home.

Arranged mostly over the ground floor, the highly versatile accommodation makes for a brilliantly flexible home. The striking entrance hall is awash with natural light, whilst the formal sitting room is a spectacular space under the drama of the exposed ceiling and a fireplace flanked by windows, ushering views of the garden and countryside beyond. Yet more idyllic views can be found in the kitchen – a splendid view even for the washing up! The substantial conservatory cleverly links the kitchen and dining room and provides a panoramic immersion into the calming natural surroundings.

Two bedrooms are found on the ground floor, one of which benefits from a generous en-suite and both bedrooms enjoy superb volume from the fully vaulted ceiling. A fourth bedroom/ optional study brings excellent versatility, with the main bathroom to serve the ground floor.

The first floor is dedicated to a further luxurious bedroom suite, complete with a large en-suite, walk-in wardrobe, and, of course, splendid views to boot.

The Barn sits on a generous 0.7 acre plot, which is every bit as expansive and varied as the property itself. The large frontage provides ample off-road parking, complemented by the detached double garage, whilst the rear garden is an oasis of calm and timeless natural surroundings. The paved terrace is a wonderful, sheltered area and a real sun trap to bask and enjoy the views of the pond under the dappled light of handsome mature trees. The remainder of the plot sprawls into well-kept lawns and seasonal meadows, interspersed by mature shrubs amidst the backdrop of rolling countryside.





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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Saxlingham Nethergate

A HISTORICAL VILLAGE BURSTING WITH PICTURESQUE VIEWS

At the centre of Saxlingham Nethergate sits a historic war memorial on a village green. The memorial is surrounded by a mixture of thatched cottages and listed buildings, creating a picturesque village setting. There's also a primary school, and active cricket and bowls clubs. Boudicca Way, named after the Iceni warrior queen, passes through the village and provides a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 9 miles south of the city, Saxlingham Nethergate is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



“I love the tranquillity, feeling of nature around me both in the garden and across the fields next to the property.”



SERVICES CONNECTED

Mains water and electricity. Drainage to be confirmed. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 9311-3921-2200-8532-3200

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: ///partly.gratitude.upcoming

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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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