



THE STORY OF
Field Barn
Postwick, Norfolk

SOWERBYS



THE STORY OF

Field Barn

Postwick, Norfolk
NR13 5HB

Detached Threshing Barn

No Onward Chain

Internal Accommodation Stretching 3,545 Sq. Ft.

Immaculately Presented with
Character Features Throughout

Four/Five Bedrooms

Four En-Suites, Family Bathroom
and Ground Floor Cloakroom

Open-Plan Kitchen, Family Room and
Dining/Entrance to the Ground Floor

Large Separate Sitting Room

Double Car Port and Single Garage

Partially Walled South Facing Garden

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Field Barn is a truly exceptional home, seamlessly blending its rich, historic roots with contemporary design to create a unique living experience. Designed and built by the current owner, this remarkable detached threshing barn has been lovingly transformed into a spacious and beautifully presented residence, offering 3,545 sq. ft. of living space. Located in a peaceful setting with no onward chain, this home is a rare find.

The ground floor boasts an open-plan living space that is both sociable and functional, with ample room for both relaxation and entertaining. The bespoke kitchen, a true centrepiece of the home, stretches along the rear of the barn, offering an inviting space for culinary creativity. The generous living room with its own charming inglenook fireplace creates a perfect space to unwind. The ground floor also features two double bedrooms, each with its own en-suite, alongside a cloakroom for added convenience.

Upstairs, the mezzanine level overlooks the main living space below and leads to three bedrooms. Two of these bedrooms feature private en-suites, while the third bedroom shares access to the family bathroom. The principal suite is a true sanctuary, complete with a walk-in wardrobe and a private retreat. Throughout the home, characterful touches such as exposed beams and feature fireplaces highlight the exceptional craftsmanship invested in every detail of this renovation.







...this remarkable detached threshing barn has been lovingly transformed into a spacious and beautifully presented residence...



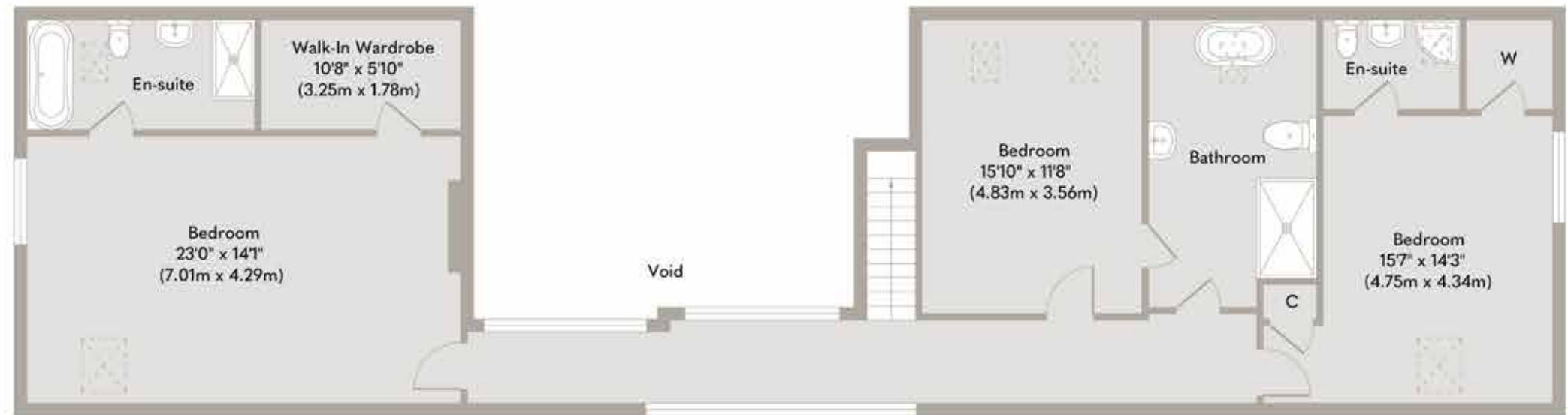
Outside, Field Barn enjoys a walled, south-facing garden that offers a peaceful and private retreat. The garden provides a perfect space for al-fresco dining and family gatherings, while the mature trees and hedges ensure complete privacy. With a double carport and single garage, there is no shortage of parking and storage space.

Field Barn is a one-of-a-kind property, offering both the charm of a historic barn and the comfort of modern living, ready for its next chapter.



...south-facing garden that offers a peaceful and private retreat. The garden provides a perfect spot for al-fresco dining and family gatherings...





Garage
Approximate Floor Area
525 sq. ft
(48.79 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.
Copyright V360 Ltd 2025 | www.houseviz.com

Postwick

A QUIET COUNTRYSIDE HAVEN, JUST
MOMENTS FROM NORWICH

Postwick is a picturesque village near Norwich, surrounded by beautiful countryside and scenic landscapes. It offers a tranquil retreat for those seeking nature's peace while being close to the vibrant city life of Norwich.

The historic All Saints Church is a stunning building, with remarkable architecture and intricate stained glass windows. Its serene atmosphere offers a peaceful space for reflection and appreciation of its rich heritage.

Take a stroll through Postwick Grove, a lovely woodland area with scenic walking paths. Explore the trails, breathe in the fresh air, and enjoy nature's beauty, especially during spring when wildflowers bloom, creating a vibrant tapestry of colours.

Postwick Wharf, located along the banks of the River Yare, is an idyllic spot to relax and appreciate the countryside's tranquillity.

Field Barn is just 15 minutes from the Norfolk Broads and 30 minutes from beaches like Gorleston-on-Sea, known for its fine sand and great amenities. Additionally, the Postwick Park and Ride depot, providing quick access to Norwich, is a short walk away.

Postwick's proximity to Norwich offers an opportunity to explore the city's rich history and attractions, including its magnificent cathedral, medieval streets, and well-preserved castle. Visitors can enjoy museums, art galleries, boutique shops, cafes, and theatres—blending modern amenities with historical charm.

A bus stop at the start of Field Barns drive provides convenient transport to Norwich, making it easy to explore the city. 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 directly to Amsterdam.



Note from Sowerbys



“Field Barn is a truly exceptional home, seamlessly blending its rich, historic roots with a contemporary design...”



SERVICES CONNECTED

Mains electricity. Water via boreholes and drainage via sewerage treatment plants. LPG central heating as well as solar panels.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///vine.damage.target

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

