



THE STORY OF

The Granary

Little Ellingham, Norfolk

SOWERBYS



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Little Ellingham, Norfolk
NR17 1JH

Impressive Barn Conversion

Extremely Well Presented Interior

Landscaped Garden of Just
Under Half an Acre (sts)

Three Bedrooms

Wood-Burning Stove

Bathroom, En-Suite and Cloakroom

Well-Fitted Kitchen/Breakfast Room

Standout Sitting Room

Driveway Parking and Triple Garaging

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The Granary is a truly impressive barn conversion, beautifully set within just under half an acre (STMS) of landscaped gardens. Stylishly presented throughout, the property effortlessly combines rustic character with modern comfort, creating a warm and welcoming home ideal for both full-time living and weekend escapes.

Full of charm, the well-appointed accommodation spans two floors and showcases a wealth of character features, including exposed timbers, cast-iron radiators, wooden doors, and a lovely wooden floor. From the entrance hall, a handy utility cupboard leads the way into a spacious and light-filled kitchen/breakfast room, fitted with a generous range of wall and base units and offering ample space for informal dining. A separate cloakroom adds further convenience.

The standout sitting room is a wonderful space for relaxing or entertaining, with a central wood-burning stove, stable door to the garden, and lovely views over the grounds. From the inner hall, a small staircase leads to two comfortable, ground floor bedrooms which are served by a newly refurbished bathroom complete with underfloor heating.

Upstairs, a versatile study area provides a quiet spot for home working or reading, while the principal bedroom benefits from fitted wardrobes and its own en-suite shower room.

Outside, a gravelled driveway provides ample parking and leads to the garaging, while a pedestrian gate opens to a paved path and front lawn framed by herbaceous borders. To the rear, the garden is mainly laid to lawn with flower beds, boundary hedging, a summer house and a generous paved patio – perfect for outdoor dining and enjoying the peaceful setting.

The Granary combines countryside charm, thoughtful design and generous outside space to create a truly special home.



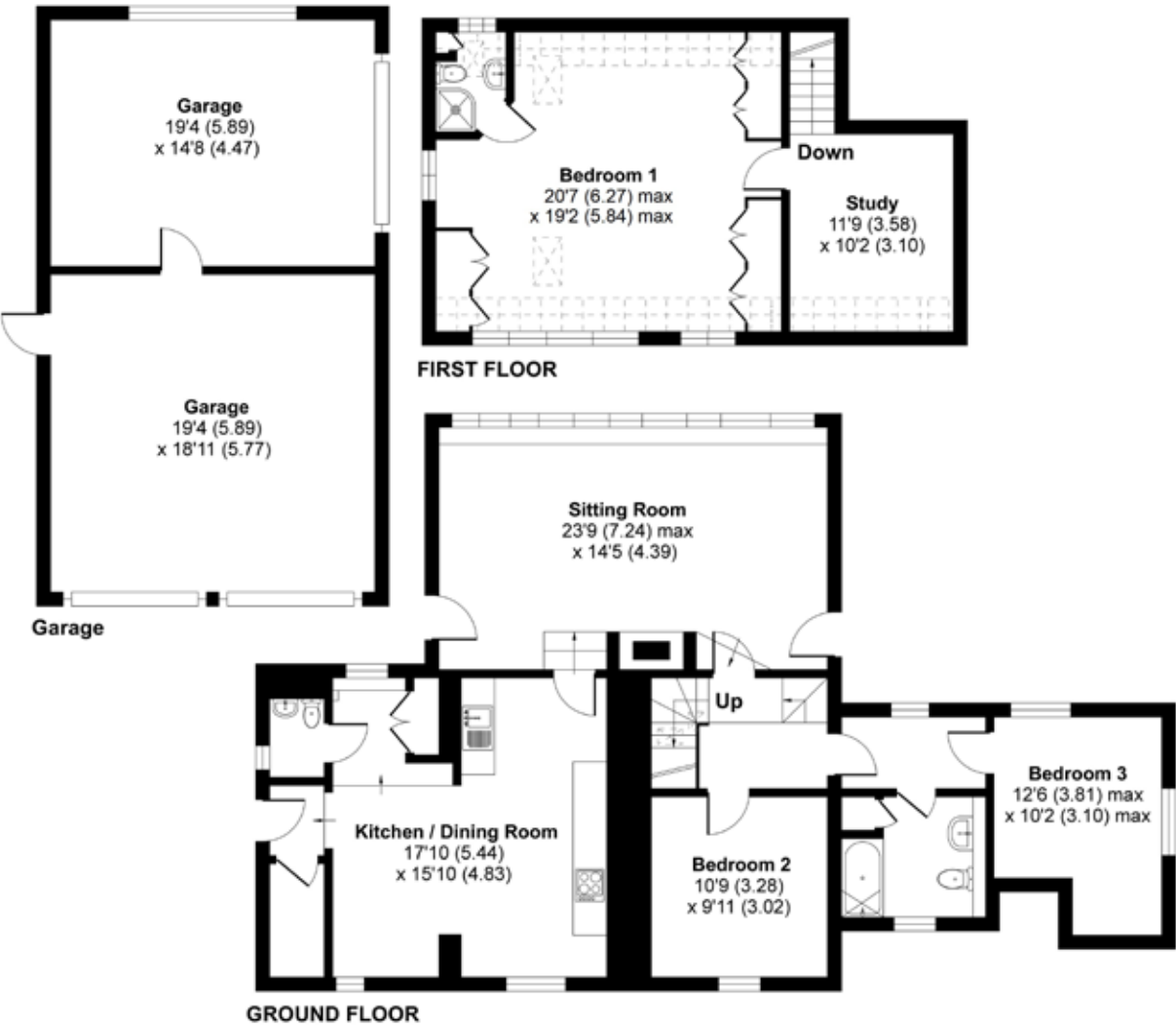
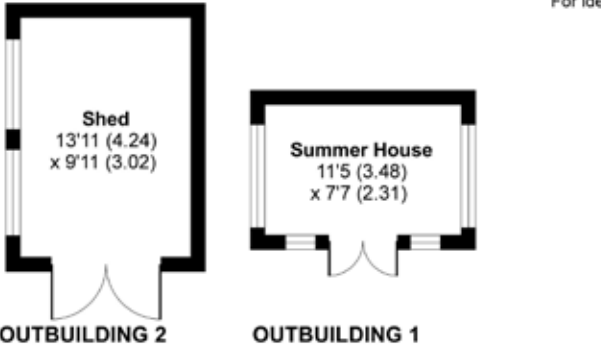


Attleborough Road, Attleborough, NR17

Approximate Area = 2121 sq ft / 197 sq m (includes garage)
 Limited Use Area(s) = 106 sq ft / 10 sq m
 Outbuilding = 325 sq ft / 30 sq m
 Total = 2552 sq ft / 237 sq m
 For identification only - Not to scale



Denotes restricted head height



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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Little Ellingham

RURAL ELEGANCE WITH MODERN CONVENIENCE

North of Attleborough and west of Wymondham, Little Ellingham is a charming village first recorded in the Domesday Book with just 19 households. Though it has grown over the centuries, it still offers a peaceful, rural lifestyle with easy access to nearby towns and transport links—ideal for those looking to unwind at the end of the working day.

At the village edge, St Peter's Church stands out with its rare square south-side tower—one of only nine in Norfolk—alongside striking French-style stained glass and a glossy brown font, restored with support from Edward VII. Nearby, the Italianate Clock Tower, built in 1885 as a folly to the Hall, adds a whimsical landmark to the countryside.

Little Ellingham's larger neighbours, Attleborough and Wymondham, offer everything from supermarkets and restaurants to fitness facilities and schools. Gaymers Park in Attleborough is perfect for a relaxed workout, while Wymondham Abbey offers a lively programme of arts and spiritual events. Shoppers will appreciate Wymondham's Waitrose and garden centre.

Families are well served by Wymondham College, an outstanding state day and boarding school set on a striking former airbase, now a leading educational site drawing pupils from across the country.

Combining village tranquillity with lifestyle convenience, Little Ellingham is a hidden gem with period homes, generous plots and excellent links to Norwich and beyond—offering the best of both worlds.



Note from Sowerbys



“To the rear, the garden is mainly laid to lawn with flower beds, boundary hedging, a summer house and a generous paved patio.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref: 8993-4563-3929-1307-1053

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: ///bordering.cotton.consults

AGENT'S NOTE

The drive is owned by The Granary and allows right of access to the neighbouring property. There is also a public footpath that leads up the drive. No boats, caravans or commercial vehicles are permitted on the shared drive.

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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