



THE STORY OF
Elm Barn
Freethorpe, Norfolk

SOWERBYS



THE STORY OF

Elm Barn

31 The Green, Freethorpe, Norfolk
NR13 3NY

Beautiful Norfolk Barn Conversion

Three/Four Bedrooms to Main Barn

Two Self Contained Annexes

Highly Versatile Accommodation

Lovingly Renovated Under the
Current Ownership

Additional Outbuilding with Office

Glorious $\frac{3}{4}$ Acre Plot (STMS)

Far Reaching Countryside Views

Idyllic Setting

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



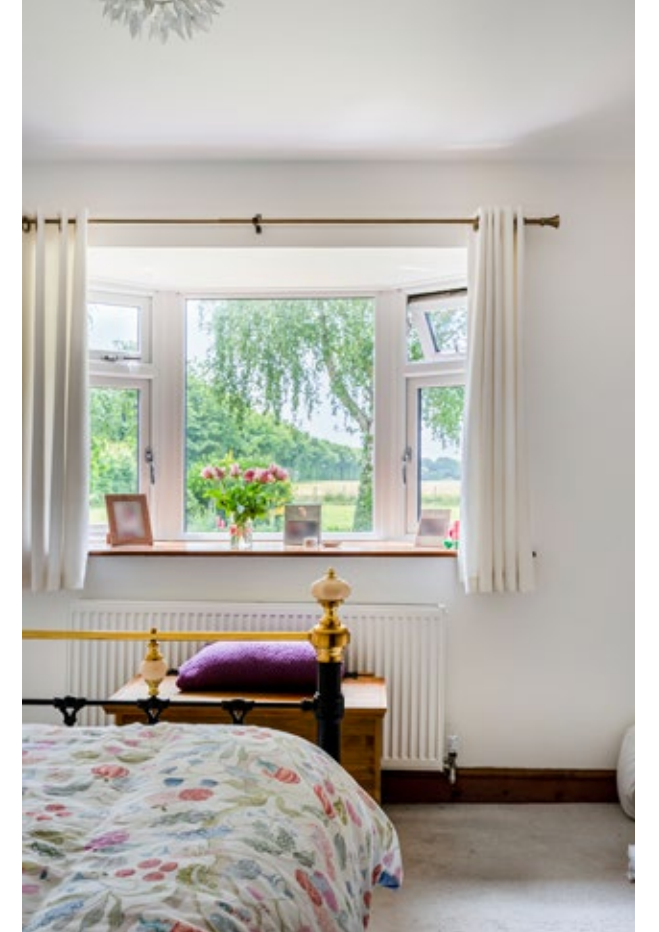


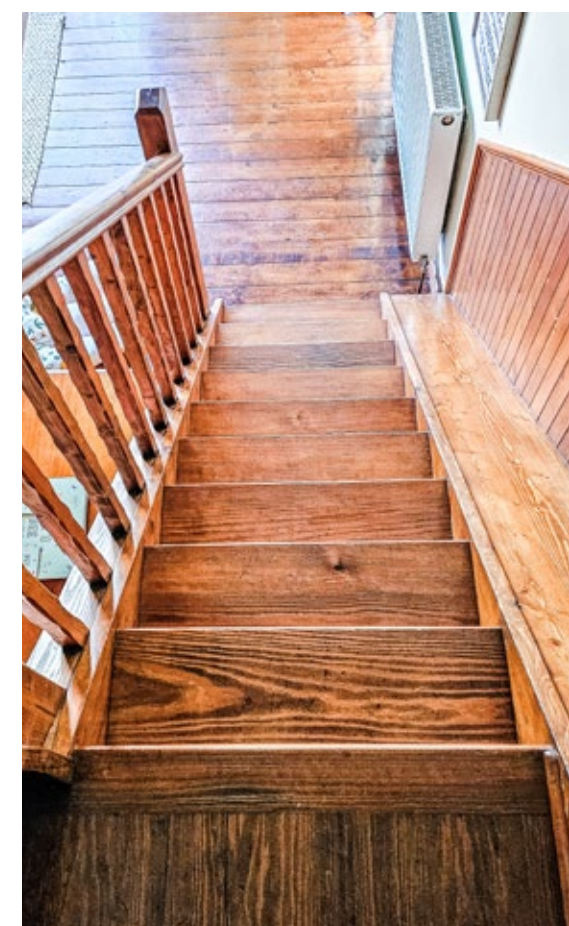
Tucked amongst an exclusive cluster within the idyllic village of Freethorpe, this handsome barn offers far more than the unassuming façade would suggest with sprawling and immaculate interiors to the principal barn alongside two beautiful self-contained annexes and a rear garden with unspoilt countryside views – the true Norfolk lifestyle!

Having been renovated by the current owners, this superb home now boasts brilliantly attractive, yet functional and versatile accommodation able to accompany the ever changing demands of a modern family life. The two annexes bring yet more flexibility whilst currently serving as successful holiday lets.

The main barn is arranged over a single storey and showcases a wealth of character alongside refined interiors. A selection of receptions interact remarkably well with the sociable kitchen/breakfast room giving way to the dining room and living room, each enjoying an excellent definition of their own whilst remaining interconnected. Splendid garden and field views can be enjoyed from the receptions with fireplaces serving as delightful features when the weather might leave one turning attention inside for cosy nights in with the family.

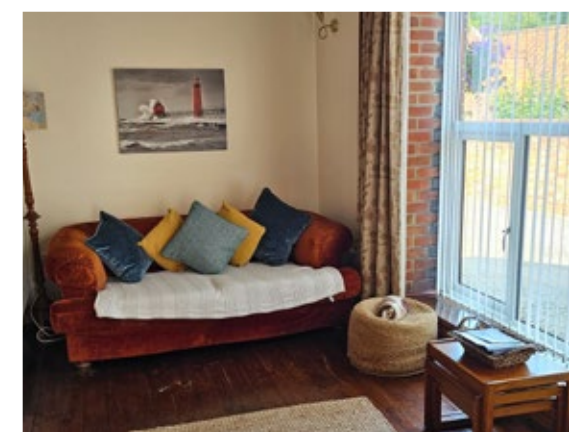
The bedrooms bring yet more versatility with the optional fourth bedroom currently serving as a well appointed dressing room, whilst the three further bedrooms include two large doubles, one of which being the generous principal bedroom enjoying yet more splendid views of the garden and countryside beyond. All the bedrooms are well served by the family bathroom.



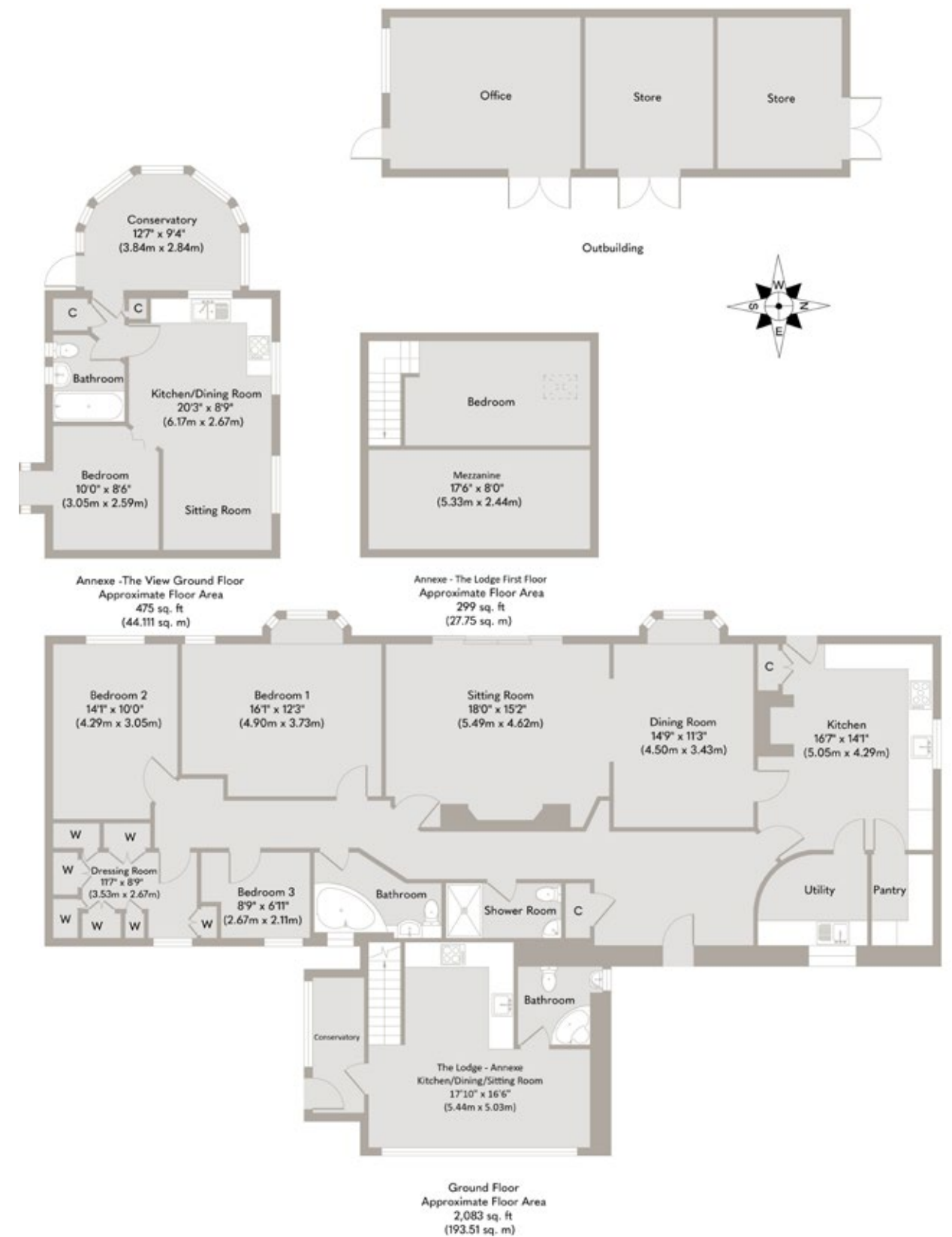


Of course, one of the most significant features of this property is the two self-contained annexes, currently serving as successful holiday lets. Both are one bedroom and enjoy completely different characters of their own – “Elm Barn Lodge” is arranged over two floors with a striking mezzanine bedroom whilst “The View” is arranged over a single storey, wonderfully accessible and does indeed boast a splendid garden room with views that could rival any rural retreat.

Amongst the sprawling grounds, each annexe is given its own outdoor space whilst the remainder of the 0.75 acres (STMS) is for the enjoyment of the main barn and packs a variety of features. The long sweeping driveway provides covered parking options whilst the expansive lawn is interspersed with well-stocked beds and mature trees bring a timeless appeal to the environment. A selection of outbuildings are discreetly housed in the corner of the plot, including a substantial home office.







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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Freethorpe

AN IDYLIC RURAL SANCTUARY IN
THE HEART OF THE BROADS

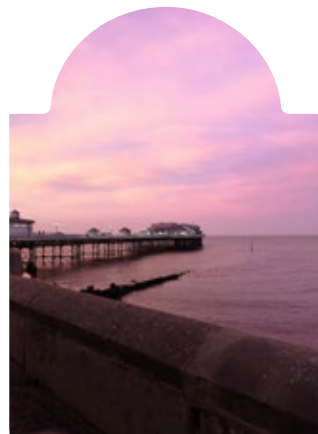
The quiet village of Freethorpe is a rural sanctuary in the sprawling Norfolk Broads National Park, located just 16 miles East of the diverse city of Norwich and only 4 miles from the town of Acle, it is within easy commuting distance. Not only is the village well connected by road, it is central to a host of rail stations, the closest being Reedham, with regular trains direct to Norwich. For those seeking adventure on the endless Norfolk coastline, there are regular services to both Great Yarmouth and Lowestoft from respective stations.

Freethorpe is home to All Saints Church which is one of 124 existing round-tower churches in Norfolk. For history lovers there are a range of historical sites close by, including Caister Castle, Burgh Castle and Strumpshaw Steam Museum.

With a choice of award winning adventure parks just minutes from Freethorpe, the village is a prime location for family days out. Petits Animal Adventure Park is just 2.5 miles away and Thrigby Hall and Bewilderwood are just a short drive.

Whether you prefer to hire a boat, paddle your way along the broads or enjoy tramping through the marshy expanses of the River Yare, with very few roads crossing the area, it is one of the most remote in the broads. Grab your binoculars and spotting books, as such the paths along the banks are prime for spotting rare and common bird species, protected by the RSPB.

Freethorpe is a thriving village with a “Good” Ofsted rated school. Amenities such as shops and doctors’ surgery can be found in near by Acle as well as a range of local produce outlets dotted around the Broadlands area.



Note from Sowerbys



View over fields to the rear

“...unspoilt
countryside views
- the true Norfolk
lifestyle!”



SERVICES CONNECTED

Mains electricity, water and drainage. Air source central heating. Podpoint EV charger. Solar panels with feed-in tariff providing additional income.

COUNCIL TAX

Band E. The two annexes are currently registered for business rates.

ENERGY EFFICIENCY RATING

Elm Barn: B. Ref:- 0390-2212-3160-2902-5615

Elm Barn Lodge: E. Ref:- 9370-2859-1300-2427-5131

Elm Barn View: D. Ref:- 4037-0620-8009-0619-6222

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: ///chains.fabric.sonic

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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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

