



THE STORY OF
Upgate Barn
Swannington, Norfolk

SOWERBYS



THE STORY OF

Uppgate Barn

Swannington, Norwich, Norfolk
NR9 5AH

Innovative Barn Conversion

Most Popular location

Three Fine Reception Rooms

Modern Kitchen Breakfast Room

Six Well Appointed Bedrooms

Three Bathrooms

Separate One Bedroom Barn Conversion

Cart Lodge and Parking

Set in Grounds of Approx. 1.75 Acres (STMS)

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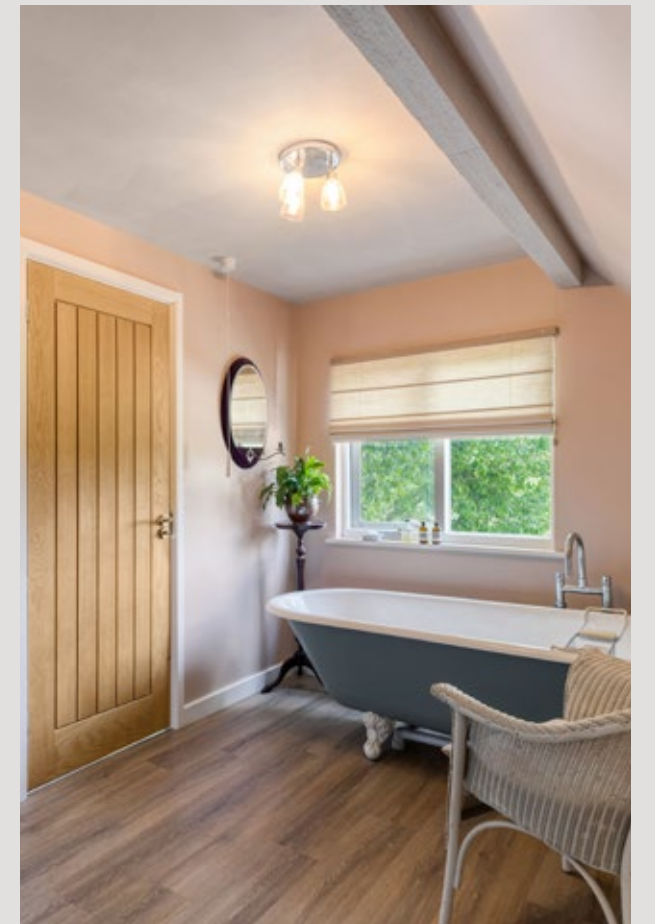
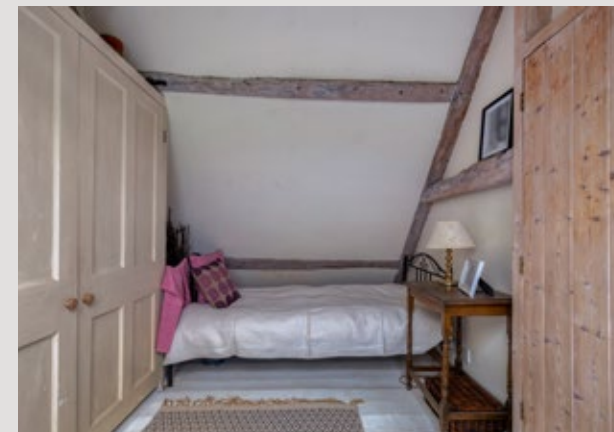
Uppgate Barn is a truly exceptional countryside retreat, nestled within the unspoilt Norfolk landscape and surrounded by approximately 1.75 acres (stms) of beautifully maintained grounds. Originally built in the 1760s for Swannington Manor using traditional flint and brick, this striking barn conversion has been sympathetically and intelligently updated by its current owners, blending original character with refined, contemporary living. Complemented by a separate one-bedroom barn, Wagtail, this unique home offers space, flexibility and style in equal measure.

Approached across a picturesque common, a sweeping gravel driveway leads you into the heart of the property, where a detached cart lodge and ample parking provide a generous welcome. The setting is wonderfully peaceful and private, ideal for those seeking a slower pace of life without compromising on modern comfort.

Inside, the barn is filled with light and warmth. At its centre, a beautifully designed kitchen/breakfast room offers the perfect place for relaxed family living or entertaining, while the adjoining dining room brings a more intimate, atmospheric feel, ideal for hosting. A separate study and ground floor shower room add to the practicality of the space.

A striking glazed walkway connects the main living area to two additional bedrooms and a further shower room, creating a seamless and architecturally impressive extension. Upstairs, the principal bedroom is a peaceful retreat with vaulted ceilings, a walk-in wardrobe, en suite shower room, and a private balcony overlooking the garden, an idyllic space to unwind.

Wagtail provides additional self-contained accommodation, ideal for guests or holiday letting, completing what is a rare and beautifully balanced home in the heart of the Norfolk countryside.



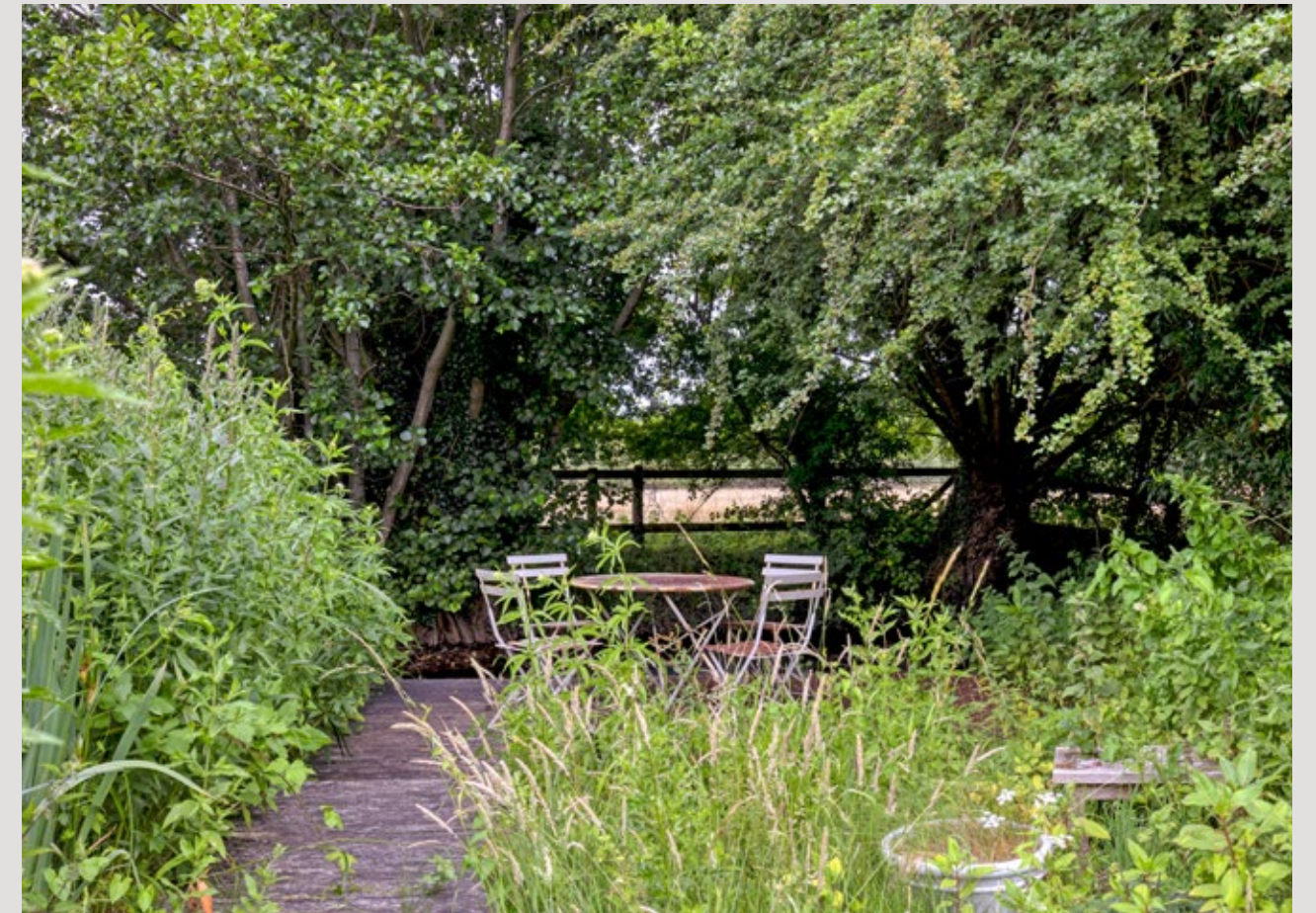


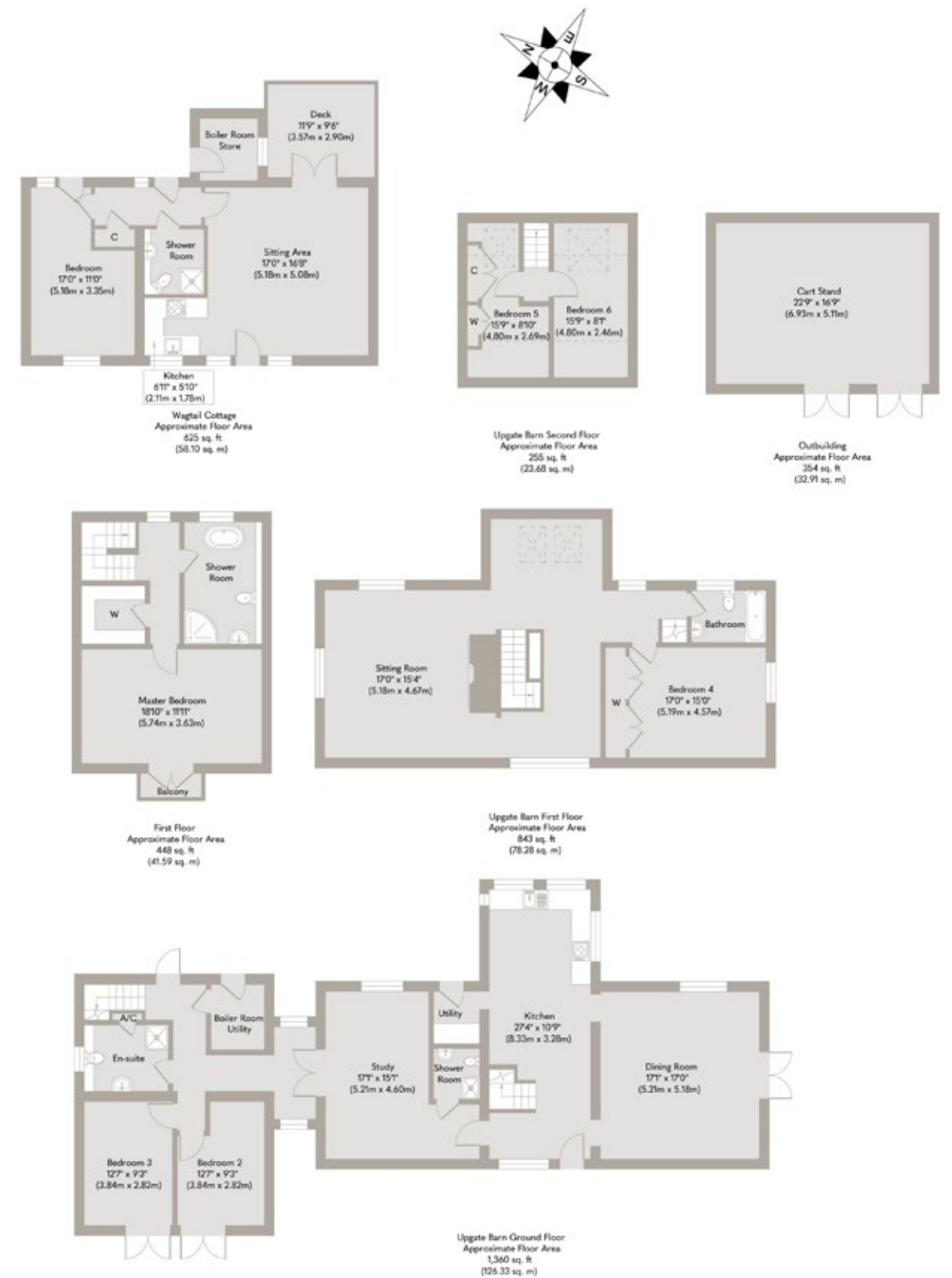
Wagtail is a beautifully converted one-bedroom barn, offering a luxurious yet relaxed retreat within the tranquil setting of Upgate Barn. Designed with comfort and style in mind, this self-contained annexe is ideal as a high-end holiday let or as private guest accommodation for visiting friends and family. Vaulted ceilings and generous proportions create a wonderful sense of space, while the interiors are finished in a calm, contemporary palette that echoes the surrounding landscape. The layout includes a light-filled sitting room, a sleek and practical kitchen, a spacious double bedroom, and a modern bathroom with a cast iron roll top bath. Outside, a private decked terrace provides the perfect spot to enjoy a peaceful morning coffee or a glass of wine at the end of the day, all set against a backdrop of unspoilt countryside.

The grounds of Upgate Barn are equally impressive, extending to approximately 1.75 acres and offering a rare sense of space and serenity. Expansive lawns, mature native hedging, and thoughtfully designed outdoor areas create a setting that feels both private and deeply connected to nature. A large terrace to the rear of the main barn provides an ideal space for entertaining, while a more secluded decked area offers a peaceful place to sit and unwind.

Bordering the garden and running its full length is a gently flowing stream, part of the River Wensum, known as the cleanest tributary in Norfolk. This natural feature enhances the tranquillity of the setting, attracting wildlife and adding a soothing soundtrack to the outdoor experience. Every part of the garden has been designed to invite relaxation, whether you're hosting guests or simply enjoying the beauty of the ever-changing Norfolk landscape.

By separate negotiation, a traditional unconverted barn with residential planning consent offers further potential in this truly special location.





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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Norwich

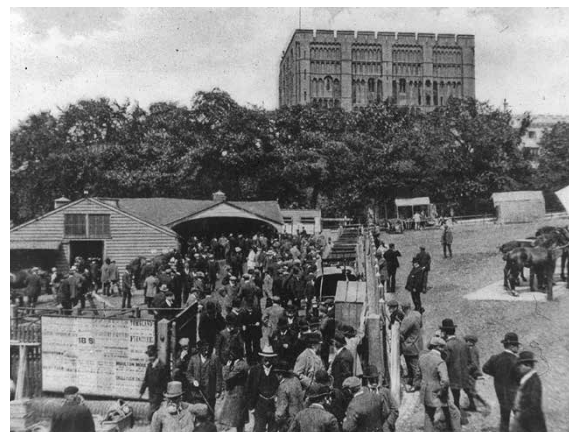
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from Sowerbys



“From vaulted ceilings to tranquil views, this is a home where every detail has been thoughtfully designed for living well.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 8784-6025-4220-9303-0902

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: ///modest.amphibian.presuming

AGENT'S NOTE

By separate negotiation, there is a traditional unconverted barn benefiting from residential planning consent.

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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