

INTRODUCING OWL BARN



BREYDON VIEWS

Discover a Natural Connection



Owl Barn, Breydon Views

Newly Built Barn Conversion
- Ready to Move Into

Almost 4,000 Sq. Ft. of Accommodation

Three Double Bedrooms with
Dressing Rooms and En-Suites

Two Further Double Bedrooms,
Served by Family Bathroom

Show-Stopping Kitchen and Separate
Utility/Boot Room and Larder

Three En-Suites and a Family Bathroom

Impressive Sitting Room with Field Views

Courtyard Style Garden

Renowned Local Developer

Six Year Professional
Consultants Certificate





Beautifully Crafted

The second of three astonishing barn conversion, 'Owl Barn' adds a private courtyard garden in addition to the spacious exterior areas.

With almost 4,000 sq. ft. of internal space on offer this interior leaves nothing to the imagination. With five incredible double bedrooms serviced by four bathrooms there will never be a lack of space to enjoy. The principal suite is worthy of any property of this stature with an outstanding dressing room and an exceptionally large en-suite.

The open-plan dining/sitting room has an expanse of bi-folding doors framing the countryside view, whilst the kitchen is yet another talking point - featuring an oversized central island and an array of high quality features and appliances. These rooms offer an open-plan feel with just the right element of separation. Everything feels spectacular but homely, in perfect harmony.

Outside and it is the views which captivate. It is hard to put into words - we sincerely recommend you see it for yourself.

The exterior space offers gardens including a hidden courtyard, driveway and that all important double cart lodge.









Sitting Room/Dining Room
39'4" x 31'7" (11.99m x 9.63m)

Kitchen
19'9" x 16'10" (6.02m x 5.13m)

Principal Bedroom
19'1" x 16'7" (5.82m x 5.05m)

Bedroom Two
13'0" x 12'8" (3.96m x 3.86m)

Bedroom Three
12'11" x 12'8" (3.93m x 3.86m)

Bedroom Four
13'1" x 12'8" (3.99m x 3.86m)

Bedroom Five
12'8" x 11'10" (3.86m x 3.61m)

Approximate Total Floor Area
3,868 sq.ft. / 359.36 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





Burgh Castle

A tranquil village in the Norfolk Broads, Burgh Castle is located just four miles from Gorleston Beach. With its blend of scenic countryside, riverside views, and historical sites, it's perfect for those seeking a peaceful lifestyle close to nature.

Local amenities include an assortment of shops and pubs, while nearby Gorleston and Great Yarmouth offer a wider range of supermarkets, restaurants, and leisure options. The village is also little over a half-an-hour's drive to Norwich, making it an easy commute for work, shopping, and cultural activities.

One of the area's highlights is Breydon Water, a vast tidal estuary and protected wetland where the rivers Bure, Waveney, and Yare meet the sea. It's a haven for wildlife enthusiasts and birdwatchers, offering expansive waters and stunning views.

History lovers can explore the Burgh Castle Ruins, a well-preserved Roman fort overlooking Breydon Water. The site is ideal for scenic countryside and riverside walks, with reed-filled marshes and wide-open skylines. The nearby Fisherman's Inn offers a welcoming stop for refreshments along the way.

Families benefit from access to reputable schools like Moorlands Church of England Primary Academy and Ormiston Venture Academy in Gorleston, as well as East Norfolk Sixth Form College in Great Yarmouth. Healthcare is easily accessible through local GP services and James Paget University Hospital in Gorleston.

Burgh Castle combines natural beauty, rich history, and essential services, making it an attractive spot for families, retirees, and nature lovers. With its peaceful rural charm and proximity to nearby towns, it offers a relaxed yet well-connected lifestyle in the heart of the Norfolk Broads.



The Developer

Tredwell Developments Ltd is a family-run property development company, incorporated in 2003, and based in the Norfolk and Suffolk regions.

With more than two decades of experience, the company is dedicated to delivering high-quality builds, particularly focused on creating family homes which stands the test of time. They pride themselves on crafting homes designed for future generations, reflecting their commitment to excellence and longevity in construction.

Their portfolio includes notable developments such as The Village in Fleggburgh and Kingfisher Close in Guist, which showcase their expertise in designing vibrant, sustainable communities.



BREYDON VIEWS

Discover a Natural Connection

Market Road, Burgh Castle, Norfolk
NR31 9EN



Location - What3Words: [///winded.strike.storming](https://www.what3words.com/#!/winded.strike.storming)

For all enquiries, contact

SOWERBYS

Land & New Homes Specialists

01603 761441

norwich@sowerbys.com



Agent's Note: Some photographs have been virtually staged and renovated to show how the property could look once furnished. Some photographs used may be of alternative properties at Breydon Views. Services connected: Mains water and electricity, with drainage via treatment plant and heating via air source heat pump. There is a jointly owned private road to the three properties at Breydon Views.

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

Land & New Homes Specialists