



THE STORY OF

Fox Barn

Paston, Norfolk

SOWERBYS



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Fox Barn

Paston, North Walsham, Norfolk
NR28 9UJ

Stunning Single Storey Barn

Two Generous Bedrooms

Impeccably Presented Throughout

Traditional Flint Elevations

High End Bespoke Kitchen

Open Plan Living Options

Idyllic Countryside Setting

Far Reaching Field Views

½ Acre Plot (STS)

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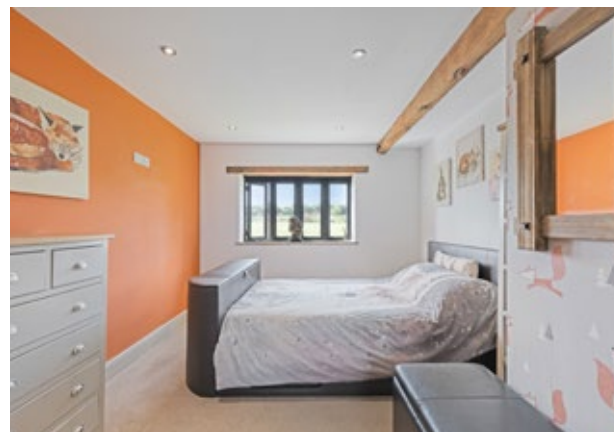


Enjoying prime position at the rear of an exclusive cluster of fine Norfolk barn conversions, this fine home boasts all the convenience of a well-balanced two-bedroom, single storey home without for a moment compromising on the character and quality that one would expect from an impressive and unique barn conversion.

Approached a long driveway, giving a wonderful set back position, the unassuming flint elevations reveal a stunning environment of high end finished and dramatic vaulted receptions. A striking welcome home is assured with the high impact lifestyle room greeting you with exposed timbers, limestone flooring and multiple runs of bifold doors ushering in the splendid garden and countryside views. A quality modern kitchen provides an anchor point for the room whilst ample space for a large dining table and generous seating area makes for a truly memorable room in which to gather as a family and host those near and dear.

The two bedrooms include a large guest double and the impressive principal bedroom boasting even larger proportions and the luxurious shower room en-suite. A separate guest WC adds to the practicality of this well-proportioned home.

Of course, the plot in which this home sits is amongst the most memorable of its features – approached via Green Farm Drive, owned by this barn, the large plot is set back from the road and the frontage provides now only a gravelled parking area but also a manicured front lawn.





To the rear, the expansive garden is primarily laid to lawn with a sprawling sun terrace ideally positioned to make the very best of the all-day sunshine. A border of mature hedges makes for a lovely soft boundary whilst far reaching countryside views grace every outlook from the plot – a magical spot in which to soak up our famous big Norfolk skies.



Approximate Floor Area
948 sq. ft
(88.07 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.

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North Walsham

A WELL-CONNECTED
MARKET TOWN

A popular market town, North Walsham situated a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline. Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.



Note from Sowerbys



“A distinguished barn conversion offering elevated single-storey living amidst glorious Norfolk countryside.”



SERVICES CONNECTED

Mains water and electricity. Air source heat pump. Drainage via Klargestor treatment plant.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8806-7939-4270-0190-2922

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: ///slimming.professed.wrist

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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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