



Little Barn  
Manor Farm Barns | Reepham Road | Foulsham | Norfolk | NR20 5PP

# NATURAL BARN WINNER



Standing on a plot of around half an acre in an idyllic rural location in Foulsham, this stunning barn conversion is the perfect marriage of contemporary and character features. Offering beautifully presented and high spec accommodation with so much space, this property is the perfect family home.







# KEY FEATURES

- A Single Storey Barn Conversion in the Village Of Foulsham
- Three Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room
- Kitchen/Diner with Separate Utility Room and WC
- Living Room with Vaulted Ceilings and a Study
- The Gardens extend to around 0.5 of an acre (stms) and include a Decorative Paved Terrace
- Greenhouse, Vegetable Patch, Garden Shed and Workshop
- Total Accommodation extends to 1,807 sq.ft.
- Energy Rating: D

This property offers so much flexibility in its layout and is perfect for a range of buyers including those catering for multi-generational living.

## Stylish and Spacious

"When we moved to Norfolk almost seven years ago, we were looking for a traditional building, already modernised, but with room for a few improvements to suit our taste and lifestyle," the current owners said. "Little Barn seemed to be the ideal property, with plenty of space inside and out. What we hadn't quite anticipated was that Little Barn was situated in such a beautifully peaceful setting, with a fabulous south-facing garden and uninterrupted field views. The sunsets viewed through the pine trees really are spectacular." The property is believed to have been built in the 1880s, the youngest of the buildings in the farmyard and originally used as cattle shed. "Interestingly, we met a local gentleman whose grandfather worked here, milking the cows in what is now our home!" The original barn was renovated and completely modernised around 2017 while retaining the character of the building with the exposed brickwork and beams. With French doors into the courtyard and Velux windows in the vaulted ceilings, Little Barn is a light, bright home. "But the garden really sold the house to us, even though it was simply an open field at the time. Now that we've planted so many shrubs and trees, including a number of fruit trees, flowers and plants, created a herb and vegetable garden, and included as many roses as possible, it's become a private haven for us with many different places to sit at different times of the day and peacefully enjoy our garden and the open farmland beyond." The barn has been built with high specification insulation, hardwood double glazed windows and doors, and there are wooden floors installed throughout.







# KEY FEATURES

It has both a hard-wired burglar alarm and smoke and heat sensors, and there is loft space above one of the bedrooms with a boarded floor, heating and lighting, which could possibly be converted to use as a further room, subject to any required planning consents.

## Favourite Spaces

"Inside, we probably spend most of our time in the kitchen/dining room. We knew when we first viewed Little Barn that we would convert this room into the kitchen as it is big enough for our family to gather and it flows well into either the courtyard in the summer or into the cosiness of the main living room in the evening and in colder months," the owners explained. Previously a garden room, they made the inspired decision to move the kitchen there from what is now the living room and study, and repositioning the kitchen has meant that the views can be fully appreciated in all their glory. "It's light, bright and warm all year round and the French doors into our yard enable a truly inside/out lifestyle. In the main barn space, we created a separate snug area for bookshelves and to house a study, closed away from other everyday activities."

## The Outside

The garden is around half an acre – "Space enough for privacy without overwhelming us with garden chores!" the owners said. "We've divided it into a more cultivated area near the barn, opening up to the field views. There is a garden shed, and a larger workshop area halfway to the field. More importantly, there are picnic areas, barbecue spaces, and tables for afternoon tea aplenty! The farm fields offer us a clear and stunning view of the buzzards and marsh harriers, silently gliding past in their search for prey. Groups of quietly feeding deer are frequently to be seen, especially in the early morning mists across the field, and the ears of the surprisingly large hares seem to whizz through whatever crop is growing there. Visiting garden birdlife are a cheery sight outside our kitchen doors and windows but scatter quickly as they warn each other of the local sparrow hawk unexpectedly diving out of the sky!" To the front of the property and leading off the shared driveway is a shingled area providing off road parking with a large gated side entrance to the garden.

## On Leaving

"We think we are in the perfect position here. We are relatively secluded, away from roads and traffic noise, but definitely not remote and close enough to amenities," the owners said. "We'll miss our life in Little Barn – the warmth and cosiness and ease of living and the pleasure of enjoying our garden in such a lovely setting is very special."

























































# INFORMATION

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## On The Doorstep

"Locally, the market town of Reepham is three miles away (less than ten minutes by car) and has pubs, cafes and shops," the owners said. "And, even more locally, we have a well-stocked shop and a pub in Foulsham itself, as well as a village school and two churches." In the catchment area for the highly regarded Reepham High School, Foulsham is a highly sought-after Norfolk village, its name deriving from "homestead of the birds", which is graced with some fine Georgian Houses, a result of the fire which swept through in 1770. "We frequently visit Holt, a larger market town, which has mostly independent shops, a department store and everything you could need - including take-aways! Norwich, once England's second city, is easily accessible in about forty minutes with its trains to London, easy parking and beautiful city walks, cobbled streets and fantastic history and architecture," the owners said. "Of course, North Norfolk's beautiful beaches, such as Cley and Weybourne, are only thirty minutes away..."

## How Far Is It To?

Foulsham lies just over eight miles southeast of Fakenham and around eighteen miles north-west of Norwich. Often described as the 'Gateway to the north Norfolk coast', the thriving market town of Fakenham has the famous Fakenham Racecourse, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. The Cathedral City of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

## Directions

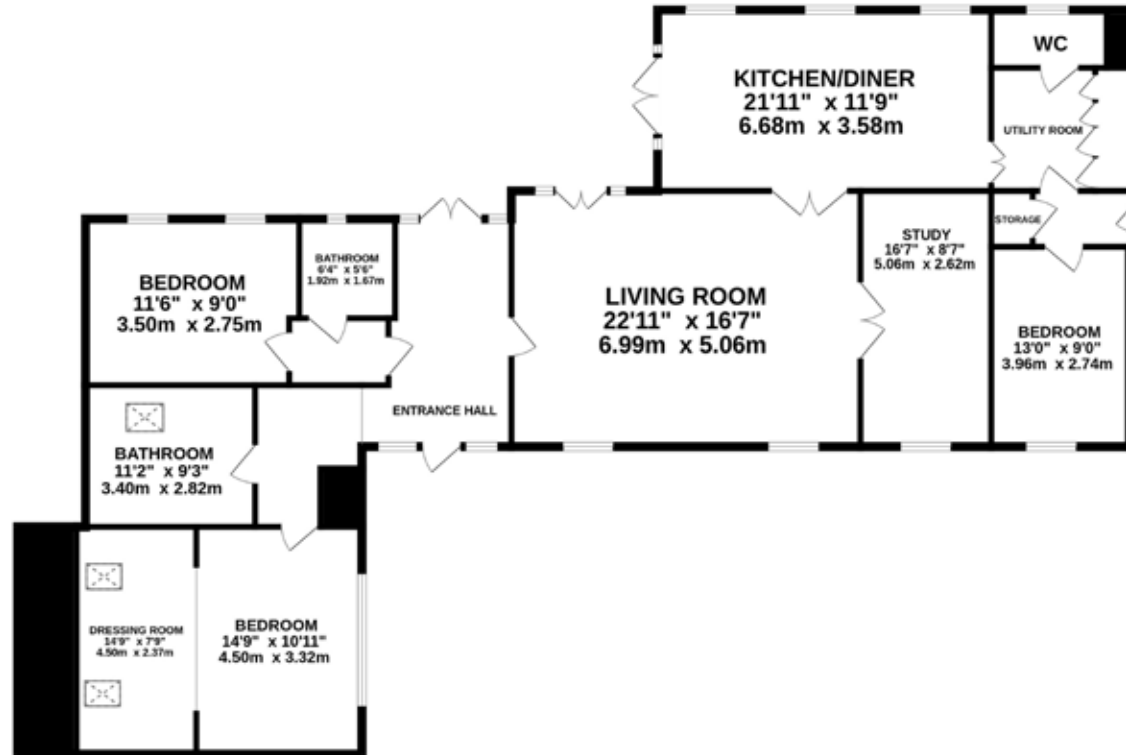
Leave Norwich on the A1067 Fakenham Road passing through Drayton and Lenwade. Continue past the Bawdeswell garden centre before taking the right hand exit signposted Foulsham (opposite the large white water tower situated on Fakenham Road). Proceed to the centre of Foulsham and at the 'island' crossing, turn right onto Reepham Road. Continue along this road for approximately 0.9 miles until reaching the barn on the right-hand side.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Broadland District Council - Council Tax Band D  
Freehold

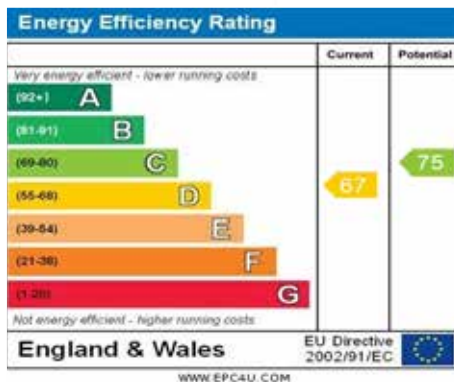


# GROUND FLOOR 1807 sq.ft. (167.9 sq.m.) approx.



TOTAL FLOOR AREA : 1807 sq.ft. (167.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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