



Hazeldene Barn
Woodgate | Swanton Morley | Norfolk | NR20 4NU

BARN EXCELLENCE



Located close to the sought-after village of Swanton Morley, this superbly converted barn blends classic period charm with desirable modern comforts. From its impressive double-height living room with the original brickwork and timber beams to the family-friendly kitchen and idyllic gardens, every aspect of this home is designed for atmosphere and ease. Within walking distance of village amenities yet blessed with open rural views, this is a rare opportunity to embrace country living that is both accessible and inspiring.



KEY FEATURES

- A Detached Barn Conversion in a Desirable Rural Setting in Swanton Morley
- Four Bedrooms all with En Suites and a Large Attic Studio
- Amazing Features include the Exposed Brickwork Walls and Chimney Breast, and Original Beams
- Spacious Kitchen/ Breakfast Room with Aga, Central Island and Separate Utility Room
- Double Height Living Room with Feature Fireplace and Wood Burner, overlooked by Mezzanine Landing
- Large Entrance Hall, Further Reception Room and a Study
- Beautiful Mature Rear Garden with Extensive Terraced Areas and Water Feature
- Double Garage and Generous Shingled Drive for Ample Parking
- Glorious Countryside Surroundings, Accessible Village Location
- The Accommodation extends to 4,121sq.ft
- Energy Rating: E

A substantial and welcoming barn conversion that offers both heritage and versatility, with easy access to village life, countryside walks and Norfolk's most popular destinations.

Instant Appeal

Asked what first attracted their father to the property, the present owners replied, "The character of the barn and its rural setting in the village of Woodgate. It was that in combination with the excellent access to Dereham – only a 10-minute drive – and also Norwich, which is 30 minutes by car."

Originally an agricultural building, the barn underwent a highly sympathetic conversion in the 1990s which preserved expansive areas of exposed brickwork and magnificent timber beams, and created a stunning double-height living room that fully showcases the impressive scale and character of the building. "He bought the house in 2001 and spent 24 very happy years there," the owners explained.

The Wow Factor

On entering the barn through the porch, the entrance hall will not fail to impress. Here the barn's full height is revealed in all its glory, bathed in light from the full height glazed elevations at both ends, with a bespoke staircase in its midst which rises to the galleried landing above. To the right of the entrance hall, doors lead to the equally impressive living room and sitting/dining room, while to the left three of the four bedrooms are to be found, and the kitchen/breakfast room with fabulous views of the garden. The flow through the ground floor accommodation is seamless and family-friendly, with multiple points of access opening to the cottage garden – a central attraction of the property. Upstairs, the principal bedroom can be found, in addition to a large attic room which has been used as a studio space.





KEY FEATURES

So Much To Offer

Open-plan reception areas, multiple windows, and wonderful cottage garden views ensure a sense of warmth and flexibility throughout the barn. "It is easy to feel at home and relax there. The property is spacious, light and bright. The layout works well to bring people together but to also give them their own space. It is an extremely peaceful location although there are other neighbouring properties in the village, and it is a short walk from the village store and post office, and the pub in Swanton Morley."

Favourite Spaces

The owners highlight the rear garden and the kitchen as favourite parts of the house, with the island acting as a hub for social gatherings. "They say a kitchen is the heart of the house and this is very true of Hazeldene Barn. The kitchen has an island that can people sit at, congregate and chat around and it extends into the breakfast room to make it an even larger social space." And these two rooms feature multiple windows and a double door opening out to the garden, making the space light and bright with a pretty outlook. "Dad also enjoyed spending time in the attic which he used as his art studio," they said of the large space accessed via the principal bedroom.

The Outside

"The rear garden was our dad's pride and joy, and he spent many happy hours sitting in and pottering around in this space to tend his pots, plants and trees," the owners recounted. The property enjoys a generous front lawn, double garage and spacious shingled drive offering ample parking. The rear garden, cared for with love, features mature planting and trees, a bench beneath an arbor draped with roses, a small walnut and a fig tree. Given the location, it comes as no surprise that there are regular wildlife visitors which include hares and nesting birds. "A mother hare tends to return every year so a young leveret can be seen growing up under the cover of the bushes in the garden. Several bird boxes along the boundary wall are frequently used." This outside space is perfect for both relaxation and entertaining, and a wonderful extension to the house during those balmy summer months.

On Leaving

"Our dad would have missed its peaceful location and especially the rear garden. It was the perfect house in which to enjoy quiet times but also a beautiful place to host friends and family. We have many happy memories of busy family Christmases and relaxed summer barbecues," the owners shared.





























INFORMATION



On The Doorstep

Swanton Morley is a vibrant village situated in the heart of Norfolk within easy reach of Norwich and Dereham, and offers a doctor's surgery, primary school, a butchers/delicatessen, a public house (Darbys), a shop, garage, primary school and village hall hosting groups and events. The nearby bus stop offers quick access to the market town of Dereham and, if required, an ongoing fast bus route to Norwich. Located within easy reach of the River Wensum with its fantastic spots for fishing, there is no question that you are spoilt for choice by the numerous country walks and footpaths to explore. "Our dad enjoyed the beautiful golf course at the Royal Norwich Golf Club in Weston Longville, a 20-minute drive away. He spent many happy hours browsing the independent shops in Norwich, and enjoyed the art galleries at both Norwich Castle and The Sainsbury Centre for Visual Arts. The North Norfolk coast was within easy reach, and he often visited to enjoy seaside walks and dine at the range of fantastic pubs."

How Far Is It To?

Dereham's town centre is just 3 miles away, connecting with regular services for onward travel. The North Norfolk coast – including Holt and coastal villages – is under 40 minutes by car. Sandringham Estate is easily accessible for day trips. Norwich is approximately 16 miles, 30 minutes by car, offering shopping, galleries and cultural attractions. With its close proximity to the A47 and A1067, the property enjoys excellent links to the surrounding areas in the rest of the county.

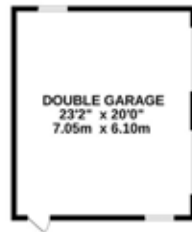
Directions

From Fakenham, take the A1065 for 13.8 miles then turn right onto the B1147 signposted to Dereham. Continue along the B1147 (which becomes Greengate) and then take a left into Woodgate Lane and then a left into Woodgate Road. At the end of Woodgate Road, there is a left turn into Pye's Lane, and the entrance to the property is second on the left.

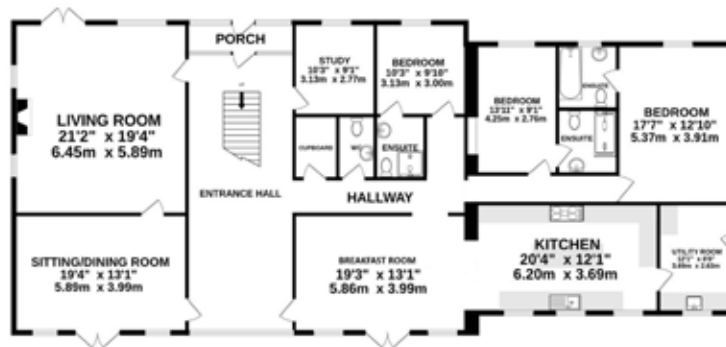
Services, District Council and Tenure

Oil-Fired Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band G
Freehold

GARAGE
483 sq.ft. (22.3 sq.m.) approx.



GROUND FLOOR
2608 sq.ft. (242.3 sq.m.) approx.

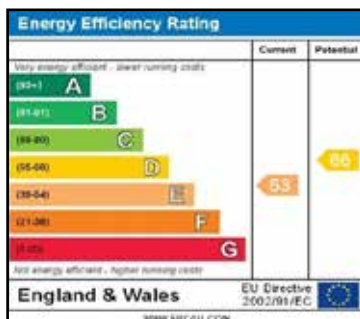


1ST FLOOR
1058 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 4121 sq.ft. (382.9 sq.m.) approx.

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