



Upper Thatch Barn  
Loddon Road | Mundham | Norfolk | NR14 6EJ

# BUILDING THE DREAM



“This stunning Grade II listed thatched barn has been exquisitely converted by an experienced builder to be his own home.

Beautiful inside and out, it offers the comfort and convenience of modern lifestyles with the character the charm of original features, perfectly blending the old and the new.

On a generous plot, with fields all around, it feels wonderfully rural here, but you’re less than a mile from the shop, school and village hall in one direction and a mile from Loddon in the other.”







# KEY FEATURES

- A Beautifully Presented Grade II Listed Barn Conversion, located in the Desirable Village of Mundham
- Five Bedrooms; Two En-Suites and a Family Bathroom
- Impressive and Sociable Open Plan Kitchen/Living/Dining Room
- Separate Utility and Ground Floor WC
- Two Further Reception Rooms
- Sitting in a Plot measuring just under 1 acre of Attractive Gardens & Walled Courtyard
- Double Cart Lodge/Workshop and Ample Off Road Parking for Several Vehicles
- A Very Useful One Bed Chalet/Annexe in the Garden Offering Further Potential 296sq.ft
- The Accommodation extends to 3,234sq ft
- Energy Rating D

With picture perfect good looks and an equally impressive interior, this truly is a magnificent family home. A chalet in the grounds offers further potential, while the countryside views are a joy to behold. If you want country life without isolation and you want plenty of space, inside and out, this is the one for you!

## A Superlative Restoration

This beautiful building dates back to the early 17th century, and with its thatched roof and black weatherboarding it's typical of barns in this area. The owner is an experienced builder and relished the chance to create a fabulous family home here, transforming the barn and ensuring it's well set for the future too. Much of the original timber frame is on display, with the vaulted ceilings giving it real wow factor, and the additions, such as the solid wood stairs, are very much in keeping with the fabric of the building. Everything has been done to an incredibly high standard and the owner has gone over and above, both with things seen and unseen. For example, the barn has way over the required amount of insulation – the owners have found this more economical to heat than their previous new build property! Additionally, traditional materials have been used, such as the wattle and daub wall with hemp plaster.

## Family Friendly

It's proved to be a much-loved home and a wonderful place for family gatherings and for entertaining. The owners particularly love having their grandchildren here – and the grandchildren love coming to visit!









# KEY FEATURES

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Christmas is celebrated in style, with the barn decked out beautifully and over 25 people sitting together for dinner. You can host a crowd very comfortably, especially in the main living area at the heart of the barn, which the owners call the Great Room. It's lovely and light too, unusually so for a barn of this age.

## A Layout For Modern Lifestyles

If you come straight in through the front of the barn, you'll find yourself instantly impressed by the huge open plan kitchen and living area – brilliant for family life and social occasions. There's a separate sitting room and garden room off this area, so even with a houseful, you can spread out and find a quiet corner if that's what you prefer. The ground floor has three double bedrooms, two with an en-suite and the third having use of the cloakroom through the utility room. Upstairs, you'll find a further two double bedrooms and a gorgeous family bathroom with feature rolltop bath. The garden room, kitchen, dining and master bedroom all have access out onto the garden, so there's a lovely flow between the inside and outside space.

## Pretty And Private

Stepping out from the garden room or master bedroom, you have a south and west facing terraced area on two levels, which is walled, creating a sheltered suntrap. The owners had considered putting a pergola out here and there's certainly plenty of space. Beyond this is the main lawned area, which is also extensive. It's fully enclosed and safe for the owners' dogs and therefore also for children. While the owners were converting the barn, they lived in a chalet on the grounds and this is still here today, offering useful guest accommodation and perhaps further potential. There's also a thriving vegetable garden with a number of raised beds, ready for you to grow your own.

## Country Life Your Way

Although the immediate surroundings here are rural and there's plenty of wildlife to see and walks to enjoy, you're very well connected. Just down the road in Seething there's a primary school, shop with Post Office, village hall and playground, while Loddon lies around a mile away to the east. You can head up to nearby Poringland, or into Norwich, which is around 15 minutes away. The Broads and the beach are close enough to enjoy days out and wonderful walks whenever you want.



































THE ANNEXE























# INFORMATION

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## On The Doorstep

There is so much on the doorstep while you enjoy the peaceful, rural nature of the community of Mundham. The market town of Loddon a miles away. A strong community, it offers an excellent centre and day to day facilities, shops and amenities. These include schools and a nursery, doctors' surgery and dental clinic, a Post Office, pubs and restaurants, small supermarkets, the Library, community venues, a beauty salon, a well being centre, hairdressers, and a number of churches.

## How Far Is It To?

Norwich, Norfolk's attractive and diverse Cathedral city, is approximately 12 miles away and has a main rail link to London Liverpool Street. The market town of Beccles is 9 miles away and Bungay just 6 miles away, along with all the attractions of the River Waveney. The Broads, the Norfolk and Suffolk beaches and attractions are generally within an half an hour drive. There are good walks locally and at Sisland Carr (a lovely bluebell and mixed woodland). There are primary schools in Loddon (1 mile), Seething (1 mile) and Thurton (4 miles). Secondary schooling would be in Loddon or Norwich (there are good bus links), or there are schools in the private sector in Langley and Norwich.

## Directions

Leave Beccles A146 Beccles Road towards Norwich and continue of this road for 7.5 miles through Hales and until you reach Mundham Road at the roundabout and signposted Mundham/Sisland. Turn left here and continue along this road for another 1.5 miles. The property will be found on the left hand side.

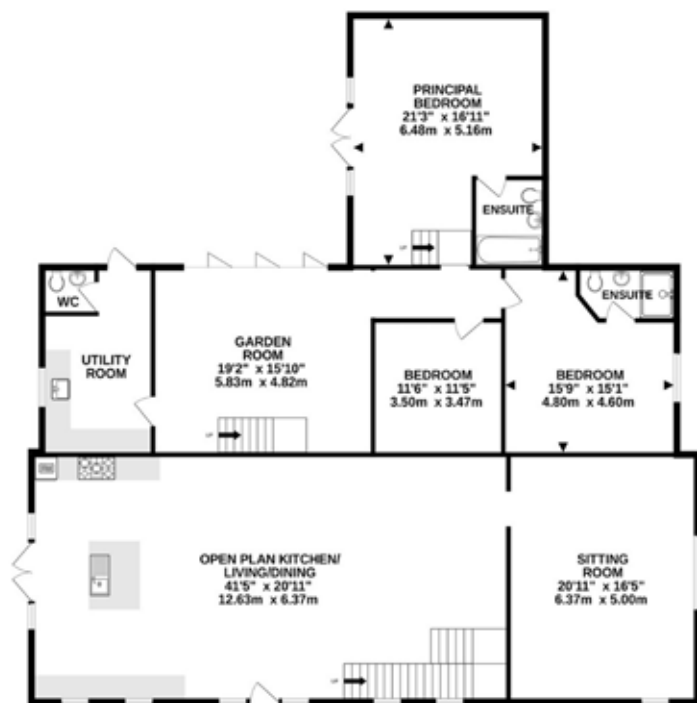
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [audio.launcher.cheer](https://www.audio.launcher.cheer)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage  
South Norfolk District Council - Council Tax Band E  
Freehold

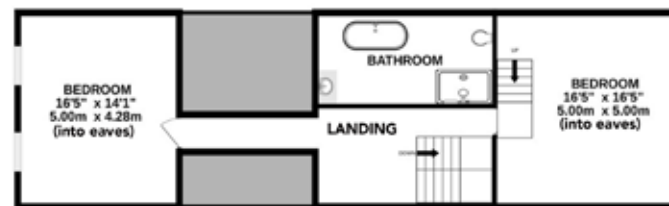




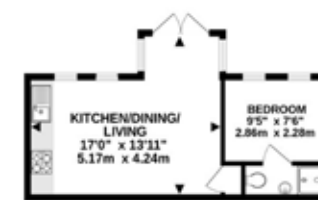
GROUND FLOOR  
3442 sq.ft. (318.8 sq.m.) approx.



OUTBUILDINGS  
405 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
792 sq.ft. (73.3 sq.m.) approx.



ANNEXE  
296 sq.ft. (27.5 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ANNEXE & OUTBUILDINGS) : 3234 sq.ft. (300.3 sq.m.) approx.  
TOTAL FLOOR AREA : 3964 sq.ft. (368.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY  
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