



THE STORY OF

Barley Cottage

Ashill, Norfolk

SOWERBYS



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Barley Cottage

Ashill, Norfolk
IP25 7BN

Stunning Detached Home Within
a Popular Norfolk Village

Impressive Kitchen with a Separate Utility

Internal Accommodation Extends to 1,913 Sq. Ft.

Four Bedrooms

En-Suite to the Principal Bedroom

Mature Gardens

Detached Garage and Ample Off-Road Parking

Enclosed, Walled Landscaped Garden

Glorious Countryside Walks

Close to Well-Served Market Towns with an
Array of Amenities and Public Transport

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Stepping inside, you're welcomed into a bright, airy entrance hall, setting the tone for the spacious, elegant design that continues throughout. The ground floor boasts multiple reception areas, including a sitting room with a feature fireplace.

The contemporary kitchen/dining area is the heart of the home combining style with functionality. The kitchen area features high-end appliances, sleek cabinetry and ample counter top space. The dining area is perfect for family meals or hosting guests while an additional reception room could serve as a home office, playroom, or snug offering versatility. Large windows and double doors flood the garden room with natural light and provide access to the outdoor entertaining area. A separate utility room ensures practicality.

Upstairs, four spacious bedrooms offer ample storage and picturesque garden views. The principal suite is a sanctuary with a luxurious en-suite bathroom and built-in wardrobes. The remaining bedrooms share a stylish family bathroom with a bath and separate shower.

Set within landscaped gardens, the outdoor space includes lush lawn, vibrant flower beds, and secluded patio areas for outdoor dining and relaxation. The property includes a spacious double garage and a generous driveway for multiple vehicles.

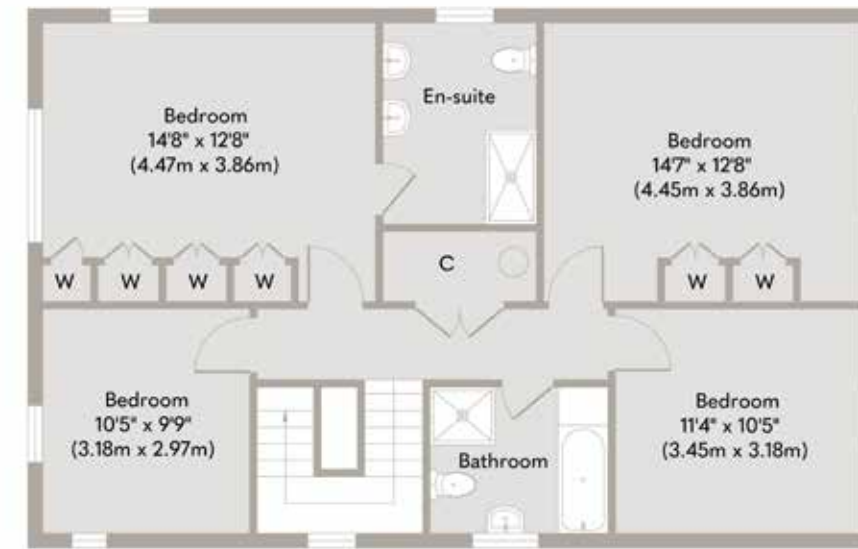
Located in Ashill, this home offers tranquil countryside living with local amenities nearby. The village boasts a pub, primary school, and countryside walks. Market towns like Watton and Swaffham are a short drive away, offering further shopping, dining, and leisure options.

This detached home in Ashill blends modern elegance, practical living spaces, and stunning surroundings—a truly special property that must be seen to be fully appreciated.

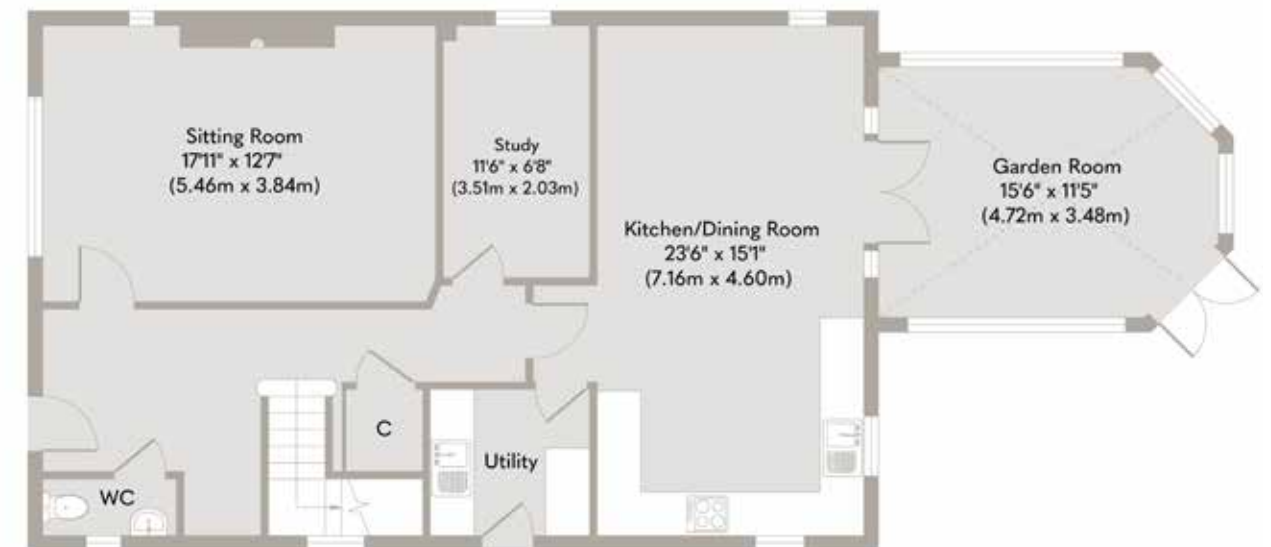


We would describe our home as comfortable, light and spacious.





First Floor
Approximate Floor Area
870 sq. ft
(80.81 sq. m)



Ground Floor
Approximate Floor Area
1,043 sq. ft
(96.89 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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Ashill

A MID-NORFOLK VILLAGE TO CALL HOME

Nestled between the market towns of Swaffham and Watton for convenience, Ashill is the epitome of mid-Norfolk living.

The village is quaint, the road through meanders alongside cottages, a community centre and village pub.

The parish church of St Nicholas peers over the wall. Dating back to the 14th century, the church stands close to a group of houses that form the oldest part of the village.

The thriving, historic market town of Swaffham offers an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities, including an excellent Golf Club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and ‘The Buttercross’.

In each direction a different taste of Breckland lifestyle calls to be enjoyed. To the west, Hanseatic King’s Lynn sits on the River Great Ouse with direct rail link to London and Cambridge.

Royal Sandringham Estate sits just outside the port town and beyond, the shores of sought-after North Norfolk curve around the coast. Around 25 miles east, the cathedral city of Norwich offers an abundance of stores.

Leaving field views behind, Thetford forest lies south on the border to Suffolk.



Note from the Vendor



“Moving here gave us more space with easy access to local footpaths.”



SERVICES CONNECTED

Mains water and electricity. Drainage via communal system. Heating via air source heat pump which supplies heating to underfloor heating on ground floor and radiators on the upper floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0390-2859-6030-2229-4861

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: ///subjects.ranges.renovated

AGENTS NOTE

Currently the air source heat pump attracts an index-linked RHI payment in excess of £1500 per annum

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

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

