



THE STORY OF

West View Barn

Old Buckenham, Norfolk

SOWERBYS



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West View Barn

The Green, Old Buckenham,
Norfolk, NR17 1TN

Unconverted Barn with
Full Planning Permission

Situated Upon Approximately
1 Acre Plot (STMS)

Sought After Village Location

Close to Amenities
and Schools

Private Location

Fantastic Development
Opportunity

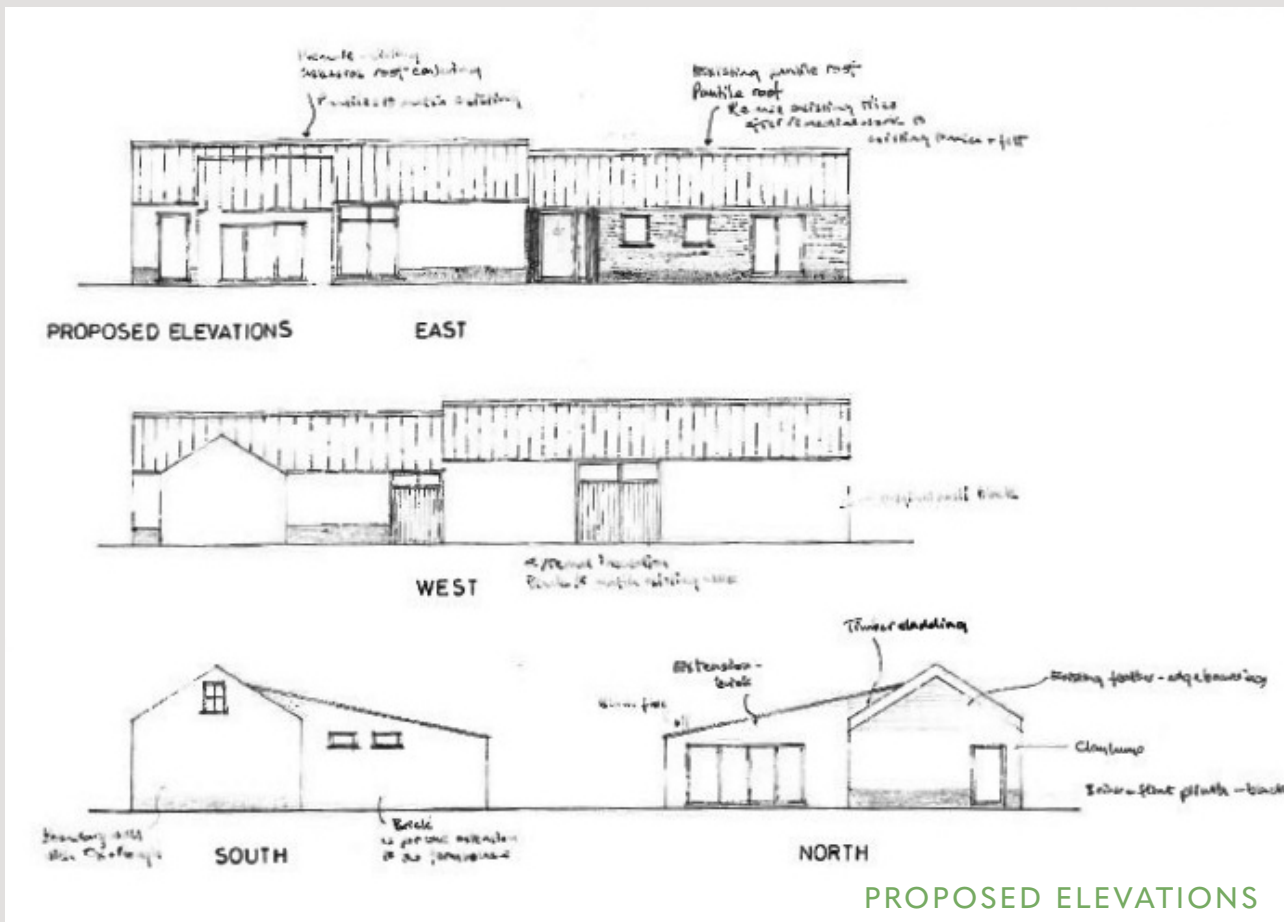
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A rare and exciting opportunity awaits in the heart of Old Buckenham, offering the chance to create a stunning home in a private and peaceful setting just off The Green. This charming clay lump barn, set on approximately an acre of land (STMS), comes with full planning permission for conversion into a beautiful three-bedroom residence.

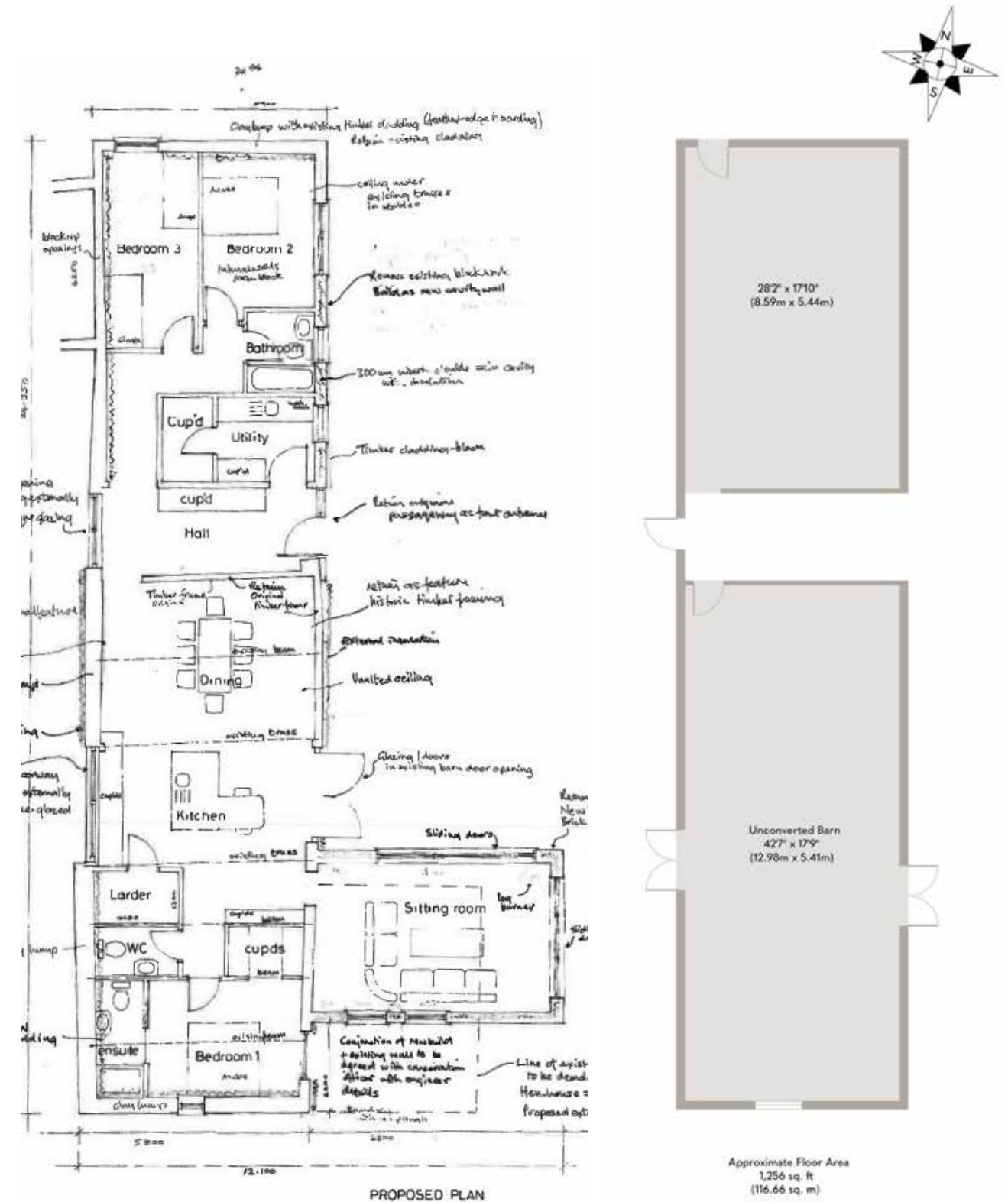
Once transformed, the barn will offer just shy of 1,700 sq. ft. of stylish and spacious accommodation. Thoughtfully designed to blend character with modern living, the layout will feature a generous open-plan kitchen and dining area, a large sitting room with picturesque views over the plot, and a practical utility room. The principal suite will boast its own en-suite bathroom, while two further bedrooms and a family bathroom complete the space.

Set within the idyllic and sought-after village of Old Buckenham, this is a fantastic opportunity to craft a dream home in a truly special location, surrounded by countryside yet with excellent amenities and a welcoming community close by.





PROPOSED ELEVATIONS



PROPOSED FLOORPLAN

EXISTING FLOORPLAN

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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Old Buckenham

Old Buckenham is a charming village nestled in the heart of Norfolk. At its centre lies one of the largest village greens in England, around which you'll find two inviting pubs. The village shop and post office provide everyday essentials, ensuring that life in Old Buckenham remains both peaceful and convenient.

The village is steeped in history, with the Grade I listed All Saints Church having watched over the community for centuries. Old Buckenham Windmill is a striking structure that boasts the largest windmill circumference in Britain. Meanwhile, the Old Buckenham Airfield, once home to the USAAF's 453rd Bomb Group during World War II, continues to commemorate its past with an on-site museum and regular aviation events. The airfield is a popular launch site for hot air balloonists so it's not uncommon to see an array of colourful balloons enjoying a bird's eye view of the beautiful countryside.

Old Buckenham Country Park spans 32 acres of serene parkland, complete with lakes, walking trails, and a delightful café that overlooks the water. Sports enthusiasts will appreciate the village's cricket club, which not only provides excellent facilities but also carries a rich history, having hosted legendary players such as Jack Hobbs in the early 20th century.

Families in Old Buckenham benefit from excellent local schools, including Old Buckenham Primary and High School, making it an ideal place for those seeking a balance between countryside charm and modern-day convenience. The village is a place where history, nature, and community spirit come together, offering a peaceful yet vibrant lifestyle in the Norfolk countryside.

3 miles away, Attleborough is a thriving market town, with excellent transport links, including the A11 and a railway station providing easy access to Norwich, Cambridge and London. The town offers a variety of amenities, including schools, a town hall, shops, bars, restaurants, takeaways, and two doctor's surgeries. A weekly market dating back to 1226, adds to its charm.



Note from Sowerbys



“Once transformed, the barn will feature a large sitting room with panoramic views over the plot...”



SERVICES CONNECTED

No services are currently connected.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for the property.

TENURE

Freehold.

LOCATION

What3words: ///shirtless.suddenly.wings

AGENT'S NOTE

Breckland Planning Application No. 3PL/2020/1500/F

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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