



THE STORY OF

1 Pond Loke

Ashill, Norfolk

SOWERBYS



THE STORY OF

1 Pond Loke

Ashill, Norfolk
IP25 7FL

An Exquisite Detached Converted Barn

Standing Proud within a 0.66 Acre Plot (STMS)

Residing on the Edge of a Thriving Norfolk Village

Far Reaching Countryside Views

Dual Aspect Sitting Room and Study

Kitchen/Dining Room and Separate Utility

Three Bedrooms, En-Suite and
Family Bathroom Upstairs

Lawned Grounds Enclosed by
Post and Rail Fencing

Wildlife Pond

Ample Parking

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Set within a peaceful and picturesque corner of Norfolk, this exquisite barn conversion offers a perfect retreat from the everyday, with breathtaking countryside views and a generous 0.66-acre plot (STMS). Nestled at the entrance of an exclusive private development, this former cart-shed of Old Hall Farm was thoughtfully converted in 2017 by a respected local builder, seamlessly blending traditional craftsmanship with contemporary comfort. Clad in beautiful waney-edge timber beneath a classic pantile roof, the barn is accompanied by a matching double garage, enhancing its character and charm.

A true highlight of this home is the private pond, carefully maintained by the current owners. Stocked with a variety of fish and surrounded by seasonal wildflowers, it attracts an abundance of wildlife, creating a tranquil haven that enhances the natural beauty of the setting.

Stepping inside, the barn's impressive interiors immediately captivate. The spacious reception hall, with its solid oak staircase, sets the tone for the high-quality finishes found throughout. Exposed structural timbers add warmth and character, contrasting beautifully with the sleek contemporary design. The inviting sitting room enjoys dual-aspect views, looking out over both the pond and open fields - an idyllic space for relaxation or entertaining. The kitchen and dining room, equally generous in size, offers another wonderful setting for hosting, filled with natural light from its own dual aspect. A dedicated study provides a quiet retreat for home working or creative pursuits, while the adjoining utility room and cloakroom add everyday practicality.

Upstairs, a spacious landing offers the perfect nook to sit with a book while enjoying views of the surrounding landscape. Three well-proportioned bedrooms provide peaceful sanctuaries, with bedrooms one and two enjoying picturesque outlooks across the pond or rolling countryside. The principal bedroom is further enhanced by an elegant en-suite and built-in wardrobes, while a stylish family bathroom serves the remaining rooms.



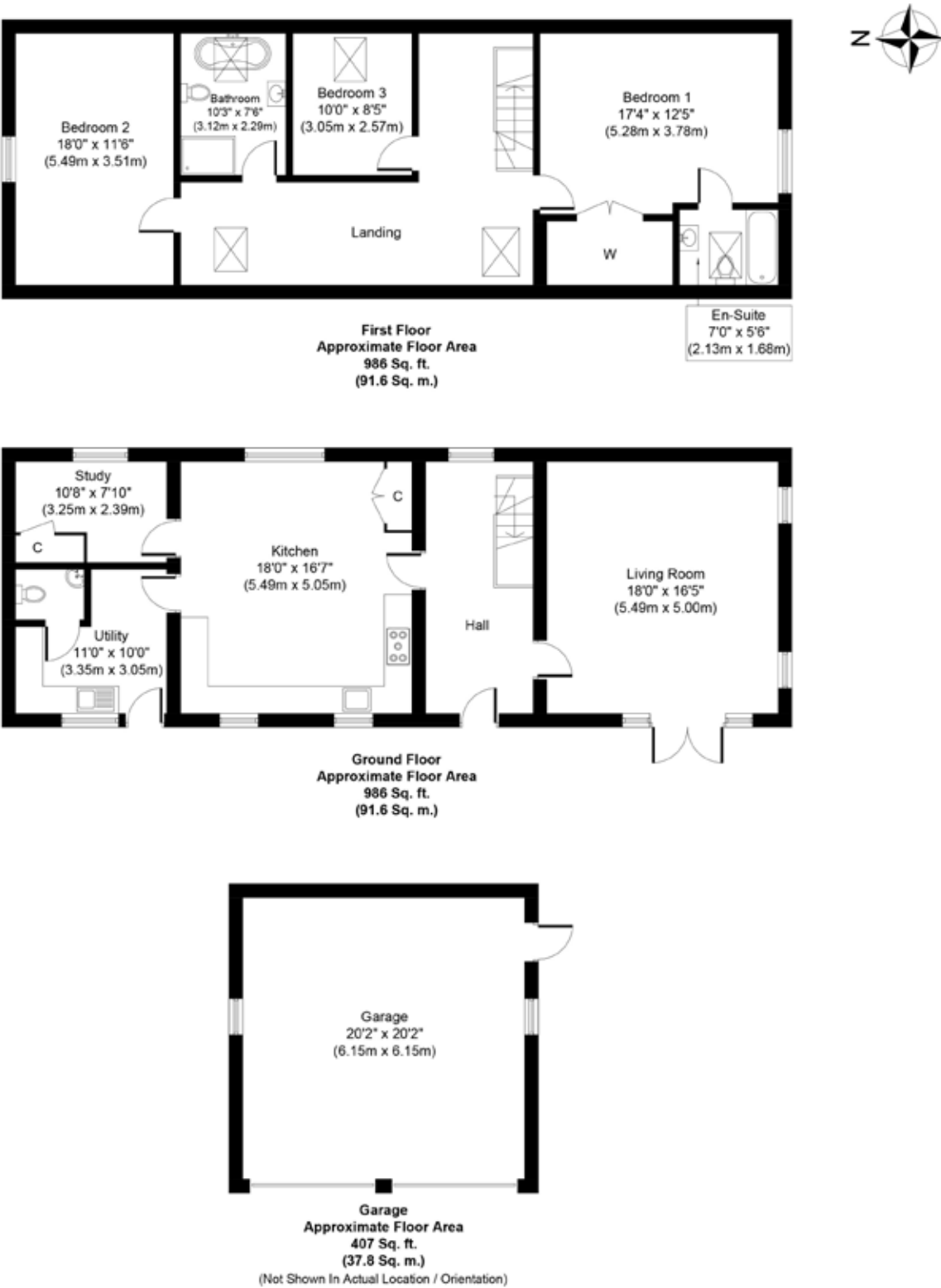


Moving here has given us
a slower pace of life.



Outside, a five-bar wooden gate opens onto a generous shingled driveway, offering ample parking in addition to the double garage. A stone pathway leads around the barn, while the beautifully maintained lawns, enclosed by classic post-and-rail fencing, frame the property in a quintessentially rural setting.

Offering a rare blend of space, seclusion, and sophisticated country living, this exceptional barn is an opportunity not to be missed. Whether you dream of peaceful mornings by the pond, hosting lively gatherings in the heart of the home, or simply embracing the Norfolk countryside, this is a place where lifestyle and tranquillity go hand in hand.



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.

Copyright V360 Ltd 2025 | www.houseviz.com

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 Fen-land 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



"We would describe our home as peaceful, relaxing, and spacious."



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2458-3048-5207-7605-2200

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: ///passages.trouser.defectors

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

