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# Harriers Barn, Back Lane, Rollesby, Norfolk, NR29 5FF

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This fabulous four-bedroom detached barn conversion has been meticulously renovated to an exceptional standard, seamlessly blending original character features—exposed beams and brickwork—with contemporary finishes. The result is a striking and stylish home that offers both charm and modern comfort, making it a truly unique and impressive family residence.

The village of Rollesby boasts a picturesque setting, nestled inland beside the tranquil Rollesby and Ormesby Broads, and located less than five miles from the unspoilt sandy beaches of the Norfolk coast. Ideally positioned on the edge of the Norfolk Broads National Park, the area is celebrated for its natural beauty and abundant wildlife. Nearby, the Trinity Broads—a designated Site of Special Scientific Interest—offer serene, non-tidal waters, perfect for peaceful escapes, wildlife observation, or leisurely outdoor pursuits.

Occupying a generous plot of over a quarter of an acre, Harriers Barn is set off the main road and accessed via a gravel driveway, offering ample off-road parking and access to a double car port. The gardens, predominantly laid to lawn, present a wonderful blank canvas—perfect for those looking to create their own outdoor haven or landscape masterpiece.









- OPEN PLAN LIVING
- BARN CONVERSION
- DETACHED FAMILY HOME

- NORFOLK BROADS LOCATION
- PLOT EXCEEDING QUARTER OF AN ACRE
- LESS THAN TEN MINUTES TO COASTLINE

- FOUR BEDROOMS, MASTER WITH EN-SUITE
- AMPLE OFF-ROAD PARKING & DOUBLE CAR PORT
- TWENTY MILES TO THE CAPITAL CITY OF NORWICH

Beautifully presented throughout, this home showcases open-plan living at its finest. The welcoming hallway leads into a light-filled lounge with a feature fireplace, seamlessly flowing into a dining area and a sleek, modern kitchen, complemented by a separate utility room. Tall windows and skylights bathe the living space in natural light, creating a seamless connection with the outdoors.

The property offers four bedrooms, including a principal suite with a walk-in wardrobe and en-suite facilities, alongside a contemporary family bath and shower room—ideal for the needs of a modern family and perfectly suited to accommodate visiting guests.

The location also enjoys excellent local amenities, including a Primary and Nursery School and a friendly Sailing Club, all within easy reach. For wider connections, the scenic coastline is less than ten minutes away, while Norwich city centre lies just twenty miles to the west, offering a wealth of shopping, dining, and cultural attractions.

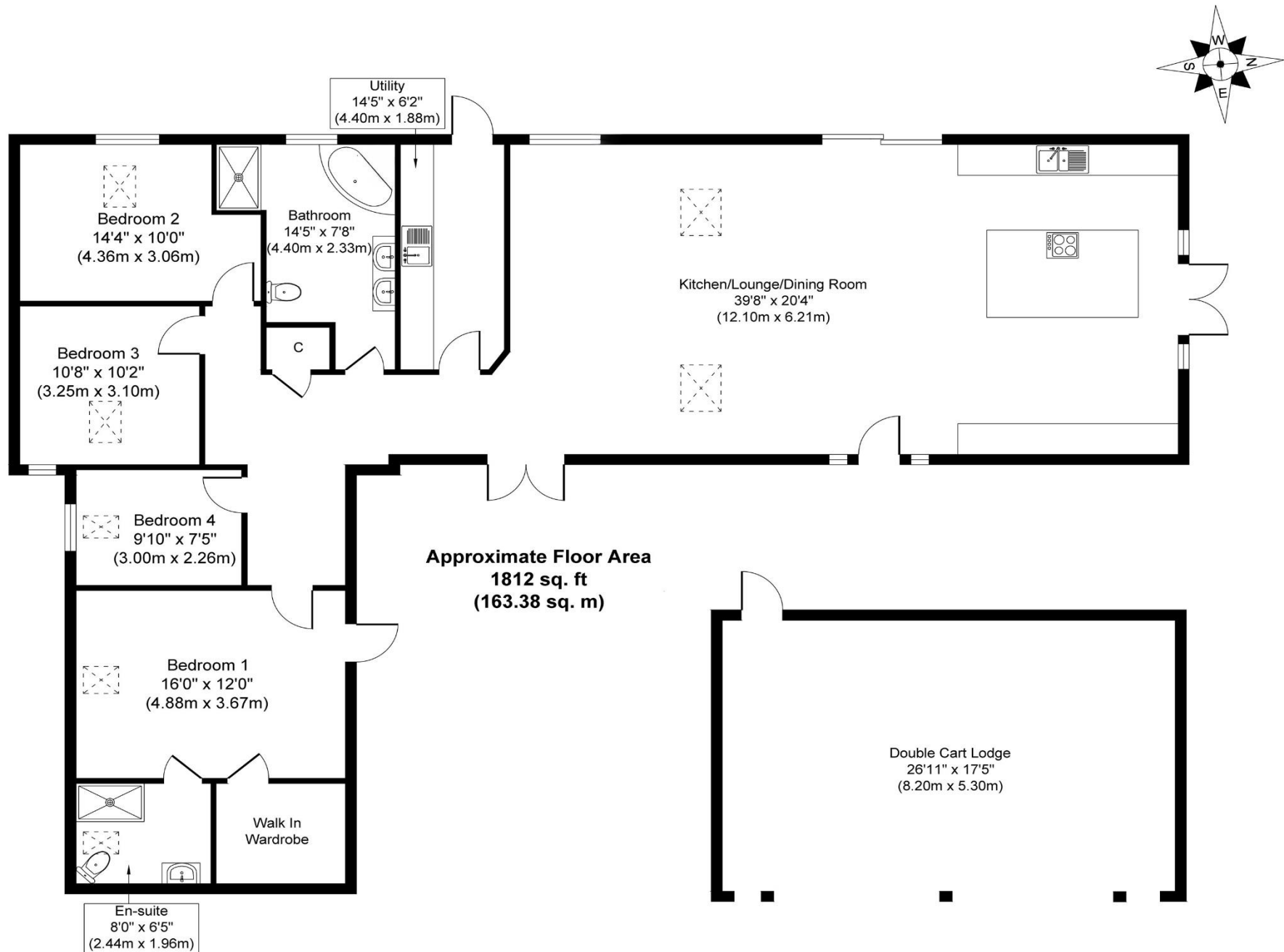






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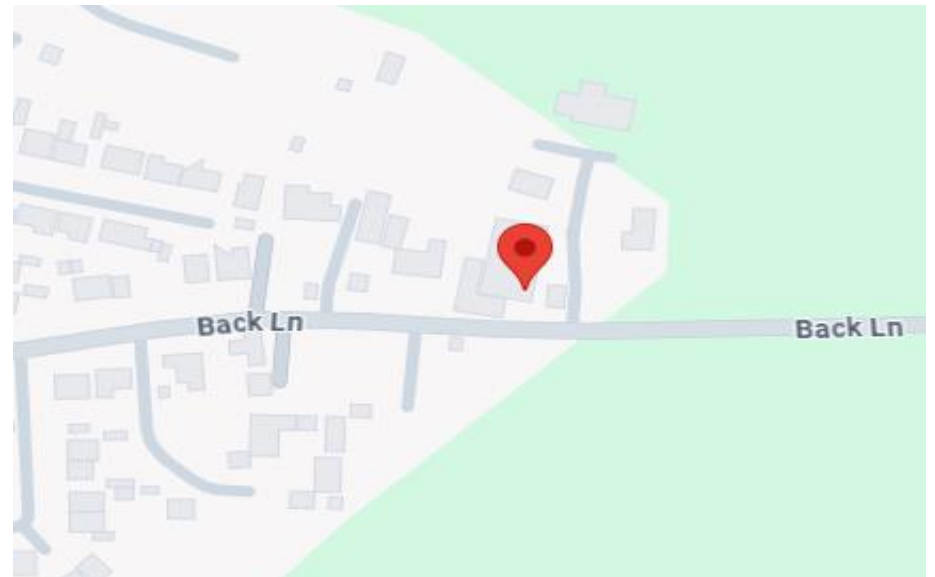




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>92 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	<b>72 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





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Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)

[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

