



THE STORY OF

Overgate Farm Barn

Hockering, Norfolk

SOWERBYS

S

THE STORY OF

Overgate Farm Barn

Heath Road, Hockering,
Norfolk, NR20 3JB

Highly Specified Barn Conversion

Original Features and Contemporary Finishes

Show-Stopping Double Height Vaulted Living Space

Grounds Extending to 0.45 Acres (STMS)

South and West-Facing Gardens with Stunning Views

Open-Plan Kitchen/Dining Space

Mezzanine Living Room and Study

Four Bedrooms, Two En-Suites and Family Bathroom

Ample Parking, Carport and Large Workshop

No Onward Chain

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“We’ve loved the space, the light, the views and the sunsets... a beautiful space to entertain or just relax.”

Conversion of this stunning and highly specified red-brick barn was completed in 2008 by the current owners. Originally two barns which have been seamlessly linked, the ‘no expense spared’ approach was taken and the owners set about retaining as much of the original character and charm as possible, whilst creating a modern and highly energy efficient family home with contemporary finishes found throughout.

Some of the headline features include the installation of a ground source heating system with underfloor heating throughout the property, installation of the highest quality sustainably sourced oak framed windows from an innovative company based in Wales, not to mention

the contemporary fitted kitchen, delightful bathroom suites, and the use of solid oak flooring throughout the living spaces.

Today you will discover a spacious family home, filled with natural light. The principal reception room is an impressive double height vaulted living space, which is a must-have in a barn of this stature. The free-standing wood-burning stove and full height windows are delightful features within this room. The centrally positioned stairs lead up to a first floor mezzanine level within the roof space comprising a sitting room and separate study, both with feature windows overlooking the stunning surrounds.



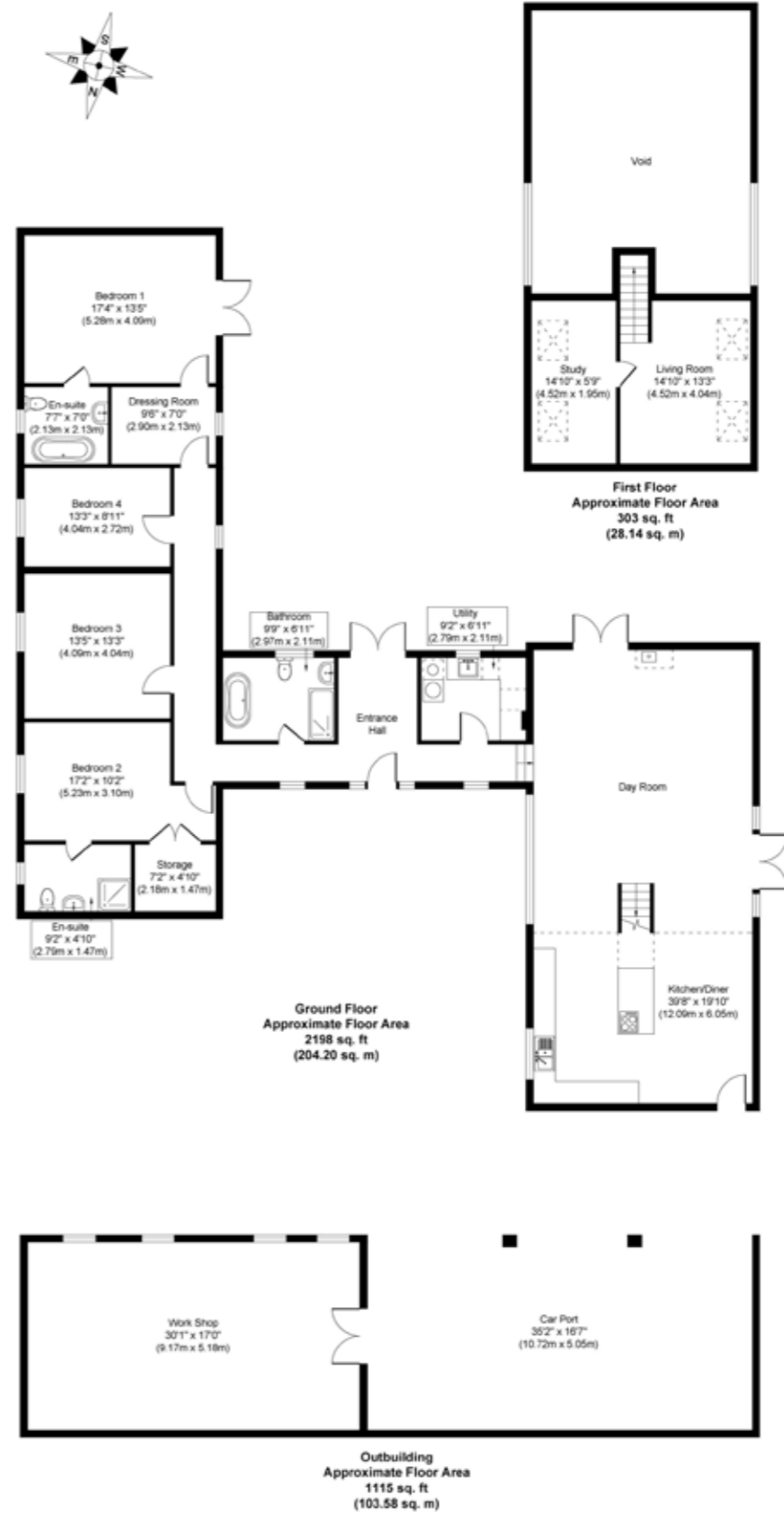
Positioned below the mezzanine you will discover a well-appointed kitchen which is open to the dining room and creates a great space for modern family life and entertaining alike. As you might expect, the kitchen features a host of integrated appliances.



Moving back through you will discover a convenient utility room and the family bathroom positioned off the entrance hall which links into the 'bedroom wing'. Here you will discover a choice of four well-appointed bedrooms with features including vaulted ceilings, and exposed beams and brickwork.

Bedroom two features its own en-suite and extensive storage space, and bedrooms three and four are also well-proportioned double rooms. Finally, saving the best until last, the principal bedroom suite features its own dressing room, double doors out to the garden and a delightful en-suite with free-standing bath.





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.

Outside, the property is approached by a shingled driveway, the first part of which is shared with the neighbouring Overgate Farm. The private driveway then leads off in front of the barn where a wealth of parking is provided and there is access to the cart lodge and a large workshop abutting the neighbouring barn.



To the rear an expansive timber deck extends from the south-facing elevation leading to a large stone patio creating a semi-enclosed courtyard feeling. Lawn extends to the west with delightful views over the surrounding fields and towards Hockering Wood, providing picture postcard sunset views!



ALL THE REASONS



Hockering

IN NORFOLK
IS THE PLACE TO CALL HOME



The small village of Hockering is just east of Dereham and north west of the city of Norwich. Quiet lanes and footpaths surround its rural location, perfect for exploring the Norfolk countryside on foot or by bicycle. The church of St Michael is a traditional 14th century church, located on The Street. Hockering is expanding rapidly and has a brilliant village shop, open 7 days a week, a post office and garage and located also just 12 miles from Norwich airport. There's great access to private schools as well as good village schools.

The cathedral city of Norwich is just 12 miles away: an enclave of culture and creativity, its

perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. The historic cobbled streets of Elm Hill will lead you past Tudor architecture, merchant's houses, thatching, individual homes, speciality shops and small cafes, toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



View from the mezzanine

“We love to sit on the mezzanine and watch the sun set over the fields and Hockering Wood.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to private sewage treatment plant.
Ground source heat pump with underfloor heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 8164-7126-2180-5486-5906

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: ///muddle.caused.jams

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



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