



S

THE STORY OF

Willow Barn

Tittleshall, Norfolk

SOWERBYS



S

THE STORY OF

Willow Barn

Tittleshall, Norfolk
PE32 2RG

●

A Fine Example of a Norfolk Barn Conversion

Gated Entrance Leading to Grounds of
Approximately 1.25 Acres (STMS)

Luxurious Accommodation Encompassing
Highly Specified Fixtures and Finishes

Solar PV, Ground Source Heating and an EPC Rating of A

Annexe with Separate Kitchen, Living
Room and En-Suite to Bedroom

A Wealth of Retained Original Features

Bespoke Hand- Crafted Kitchen with Wine Room

Delightful Heated Swimming Pool

Outbuildings, Home Office, Garaging and Storage

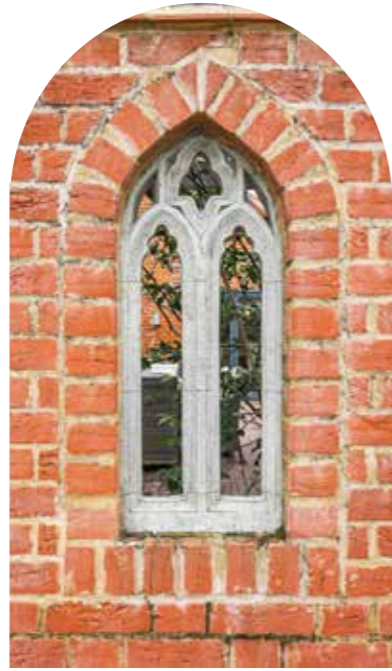
Offered with No Onward Chain

●

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“We would describe our home as tranquil, unique and beautiful.”

This beautiful barn dates back to the 17th century and was originally part of the Holkham Estate, owned by the Coke Family.

The barn was converted from an agricultural barn into a luxurious five bedroom family home, residing in the outstandingly beautiful Norfolk countryside. It stands in 1.25 acres (STMS) of land with its own private driveway, entered through a set of large black automatic electric gates set between red brick entrance pillars.

The existing owners spent several years developing this barn to the highest possible standard to create their dream home, with the barn reputed to be, by

many, one of the finest renovations in Norfolk. They have particularly enjoyed the hand-crafted kitchen, which includes its own solid oak, temperature-controlled wine cellar made by renowned wine cellar company Sorrells.

The extensive accommodation boasts a total of five double bedrooms, three en-suites, and a family bathroom. With a wealth of reception rooms and a stand-out double-height entrance hall, the main residence provides close to 4,000 sq. ft. of living space. It also incorporates a single-storey, self-contained annexe which can be utilised as one or two bedrooms thanks to a clever layout with an interconnecting door.





The highly impressive staircase, made of glass and oak, truly complements the rest of the house. It leads to a beautiful original brick arch on the gallery landing, which leads to a formal lounge with unobstructed views of the countryside and a wood-burner for those cosy winter nights.

“We have so many different spots in the house which are beautiful at different times and seasons.”



Linking the utility room is a large games room with a hot tub, vaulted ceilings, and underfloor heating. Three sets of bi-fold doors open in the summer to connect to the pool and kitchen courtyard, which features a covered vaulted beam and pantile roof. The pool is insulated and constructed of concrete and tile, with a fully retractable telescopic enclosure, automatic dosing system, and air-source heating powered by solar panels in the summer months, making it extremely economical to run.



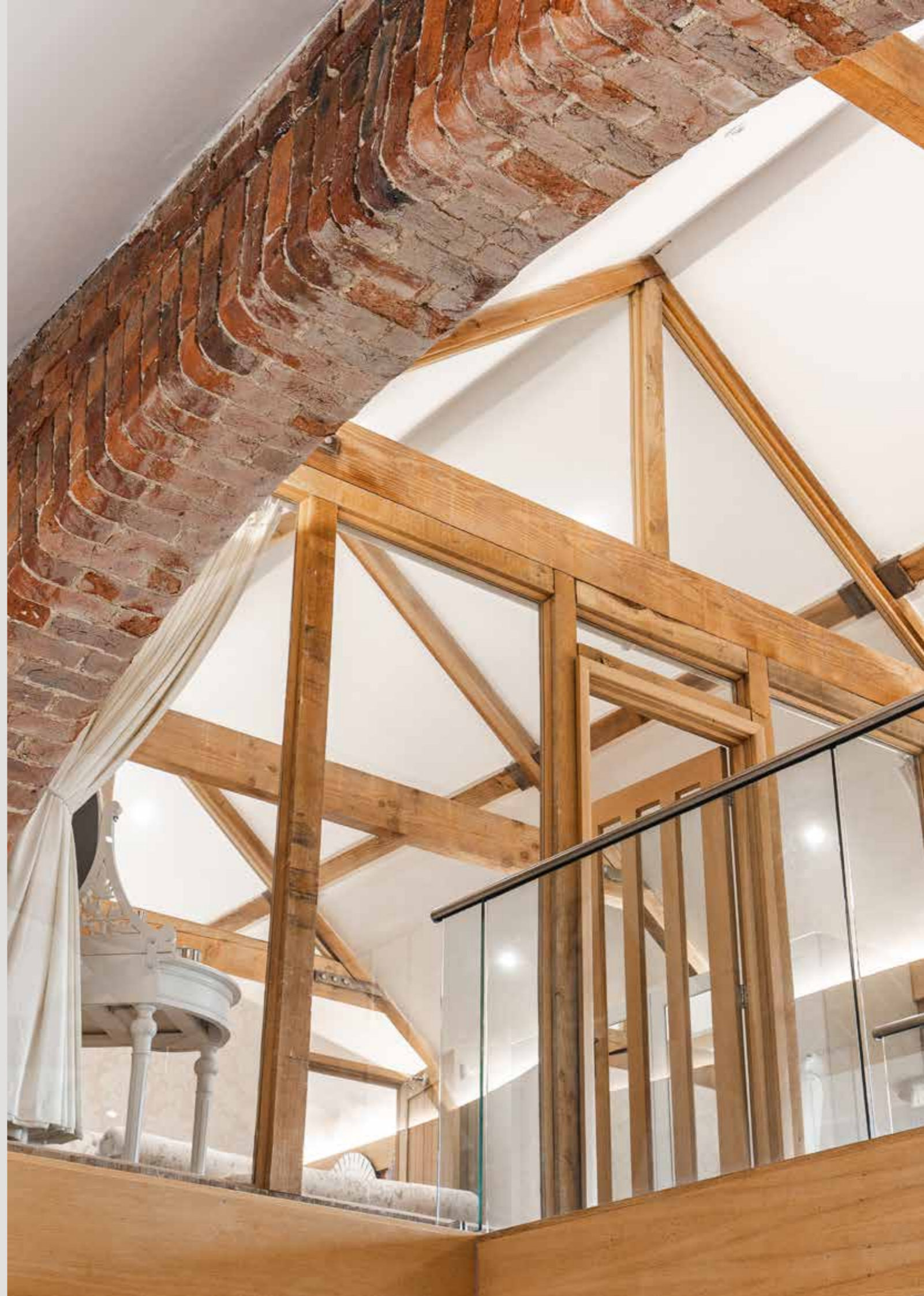
JACK DANIEL'S

HENNESSY

HOUSE

VINHA DO
FAVA
REGIÃO NACIONAL
Produção Nacional
2021

HOUSE





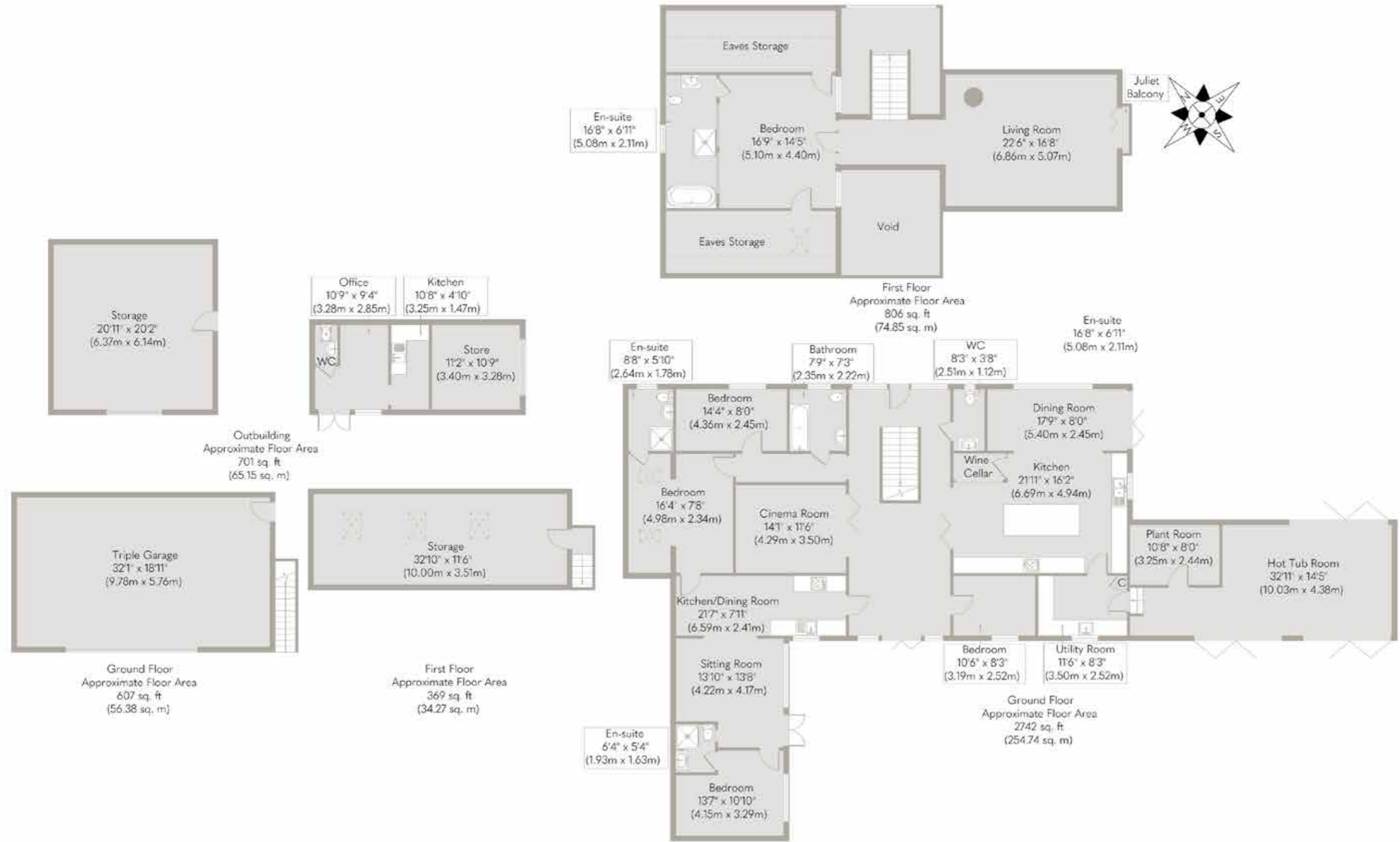


Outside, you will discover a large triple garage, fully insulated and equipped with heating and hot water, providing ample parking for three to four cars. Above the garage is a large storage space, which is primed to be converted into further habitable space with the correct consents. Additionally, there is an office equipped with a kitchen and WC, ideal for work-from-home days. The property also includes a storage unit of approximately 35 sqm, featuring lighting, power, and an electric automatic door. Moreover, there is a garden store and a 20 ft. container, surrounded by a wall for secure storage, both with lighting and power.

The vegetable garden features a large poly-tunnel and established grapevines and herbs, ideal for keen gardeners to grow their own food throughout the year!



“We love the peace and tranquillity of being in this beautiful spot in the country, from the frosty cold mornings watching the deer to the swallows dancing around the barn every summer.”



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.

ALL THE REASONS



Tittleshall

IN NORFOLK
IS THE PLACE TO CALL HOME



An attractive village filled with brick and flint cottages and period homes, Tittleshall is about 9 miles to the north west of Dereham, and 6 miles south of Fakenham, with the cathedral city of Norwich about 30 miles away. Tittleshall has a village hall, bowls club, cinema club and the church of St Mary's has a splendid marble monument dedicated to Sir Edward Coke of Holkham.

Two miles away, Litcham provides a range of amenities. The village has a popular pub, The Bull, which is a traditional 17th century coaching inn, and Litcham Deli is the perfect place to meet a friend for coffee and cake, or to pick up some delicious locally produced goodies. There is also a doctors' surgery, village hall, post office / general store, and two schools: a primary, and the very much in demand, Litcham High.

Litcham Common is a managed Nature Reserve, situated to the south of the village on the Nar Valley Way, providing delightful walks surrounded by beautiful countryside scenery.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic market town with a twice weekly market, on Tuesdays and Fridays. There's a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse nearby, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.



SERVICES CONNECTED

Mains water and electricity. Drainage via private treatment plant. Ground source heat pump providing underfloor heating to the majority of the home and radiators to the first floor.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

A. Ref:- 8007-3356-1039-3627-7213

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

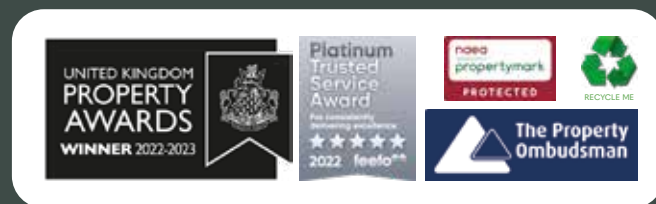
What3words: ///depravity.standards.palaces

TECHNICAL DETAILS

- 70 solar panels on the roof generating up to 20kw energy power and is stored via a Growatt battery system with a feed-in tariff for any energy fed back to the National Grid.
- Lighting is controlled by Rako system and can be easily and simplistically controlled via switches found throughout the property or Ipad app with lots of different modes available throughout the house.
- Camera, security alarm system and automated gates etc all controlled via Apps.
- Luxury surround sound system in the cinema room, formal sitting room and kitchen all can be linked throughout the house by Norfolk Smart Homes.
- Hot water is instant throughout the house via a pressurised pumped loop system.
- Each room has its own dedicated temperature control.

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