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THE STORY OF

# 1 Rookery Farm Barns

*Etling Green, Norfolk*

SOWERBYS





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# 1 Rookery Farm Barns

Etling Green, Norfolk,  
NR20 3EZ

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Exceptional Barn Conversion in the  
Peaceful Village of Etling Green

An Expansive Open Plan Living Area  
and Four Spacious Bedrooms

Bespoke Kitchen which Flows  
Seamlessly into the Living Areas

Flooded with Natural Light

Sustainability-Focused with an Air-  
Source Heat Pump and Solar Panels

Beautifully Landscaped Mature Gardens

Secret Courtyard which Serves as a Peaceful Oasis

Modern Eco Friendly Features

Perfect Blend of Countryside Living  
and Modern Convenience

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Situated in the heart of the peaceful and picturesque village of Etling Green, this magnificent barn conversion exudes character, style, and warmth. Offering four spacious bedrooms and an expansive open-plan living space, the property is the ideal family home, effortlessly blending modern living with the charm of its rural origins. With every room thoughtfully designed to maximise natural light, the home boasts an inviting, airy atmosphere, making it perfect for both relaxed living and vibrant entertaining.

The seamless flow of the living areas leads into a bespoke kitchen that combines form and function, creating the perfect space for family gatherings, casual meals, and hosting friends. Whether you're enjoying a cosy night in or hosting a lively dinner party, this home provides an enviable setting for every occasion. The thoughtful, open-plan design ensures that the heart of the home remains connected, while still offering ample space for privacy when needed.

Sustainability is at the forefront of this barn conversion, with modern eco-friendly features such as an air-source heat pump and solar panels to reduce both energy consumption and your carbon footprint. These sustainable additions help maintain a comfortable temperature throughout the seasons while contributing to a more environmentally conscious lifestyle.





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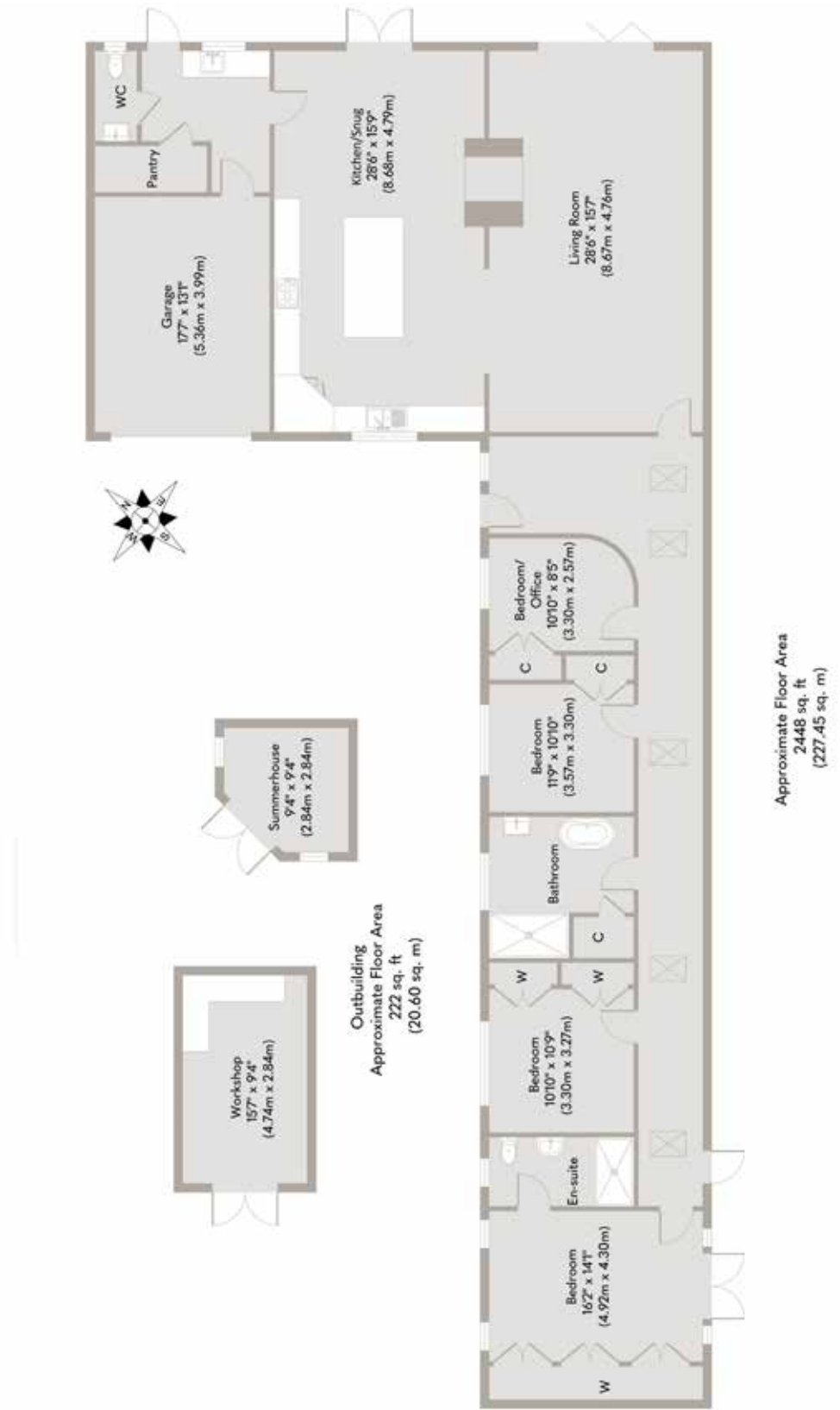


Outside, the property is surrounded by beautifully landscaped, mature gardens that offer a private and tranquil retreat. The thoughtfully planned outdoor spaces include a hidden courtyard, a secret haven where you can relax and unwind away from the world. This serene space, surrounded by lush greenery, is perfect for enjoying a morning coffee or dining al fresco under the stars. The mature trees and vibrant flowers provide year-round beauty, while the quiet corners create a sense of peace and seclusion.

The barn conversion is set within a tranquil village location, offering a perfect balance of rural serenity and modern convenience. The village of Etling Green provides a welcoming community atmosphere, while being just a short distance from local amenities, shops, schools, and transport links. Whether you're taking a leisurely stroll through the village, enjoying the stunning surrounding countryside, or enjoying the peaceful retreat that is your home, this property offers the best of both worlds—quiet countryside living with easy access to the comforts of modern life.

With its combination of traditional charm, modern comforts, and eco-conscious features, this barn conversion is a perfect choice for those looking for a home that is both stylish and sustainable. It's not just a house; it's a lifestyle—one that embraces the beauty of nature, the tranquillity of rural living, and the convenience of modern-day comforts.





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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# Etling Green

LOCATED IN THE  
MIDDLE OF NORFOLK

Located close to Dereham in the picturesque Brecklands, you'll find Etling Green.

The village exudes a sense of tranquillity and community spirit, reminiscent of Norfolk's pastoral heritage. Local lore speaks of its quiet lanes and historic sites, providing a glimpse into rural life dating back centuries.

Today, Etling Green retains its timeless appeal while offering modern conveniences within easy reach of Dereham. Residents enjoy a peaceful lifestyle complemented by the village's proximity to Dereham's vibrant market town atmosphere. The twice-weekly markets in Dereham, offer a bustling array of local produce and goods, perfect for an afternoon outing.

Notable landmarks near Etling Green include the Grade II listed Dereham Windmill and Bishop Bonner's Cottage, showcasing the area's architectural legacy. Nearby attractions such as Gressenhall Farm and Workhouse and Castle Acre Castle and Priory provide opportunities for heritage exploration, enriching the village's cultural tapestry.

With good local schools, leisure facilities, and scenic golf courses nearby, Etling Green offers an ideal blend of tranquil countryside living with convenient access to Dereham's amenities. This Norfolk village, nestled within easy reach of Norwich and the coastal delights of Wells-next-the-Sea, invites discovery as a quintessential Norfolk gem.



## Note from Sowerbys



“... this barn conversion is a perfect choice for those looking for a home that is both stylish and sustainable.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via sewerage treatment plant. Heating via air source heat pump and oil.

The property also benefits from solar panels with battery storage and power failover support.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 0166-3887-7222-2900-0081

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: ///gearing.stopwatch.grips

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# 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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