

THE STORY OF

The Barnhouse

North Tuddenham, Norfolk

SOWERBYS



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The Barnhouse

Low Road, North Tuddenham, Norfolk
NR20 3DF

Unique Converted Chapel Dating Back to 1897

Over 1,700 sq. ft. of Accommodation

Presented to an Extremely High
Standard Throughout

Stunning 23ft Kitchen/Breakfast
Room with Granite Surfaces

Beautifully Landscaped Gardens

Detached Larch-Framed Garden Room
– Ideal for Year-Round Use

Gravelled Driveway and Wrap-Around
Plot of Approximately 0.2 Acres STMS

Panoramic Field Views from Every Angle

Quiet Village Setting with Pub,
Shop, and Community Events

Easy Access to A47, Dereham and Norwich

No Onward Chain

SOWERBYS DEREHAM OFFICE

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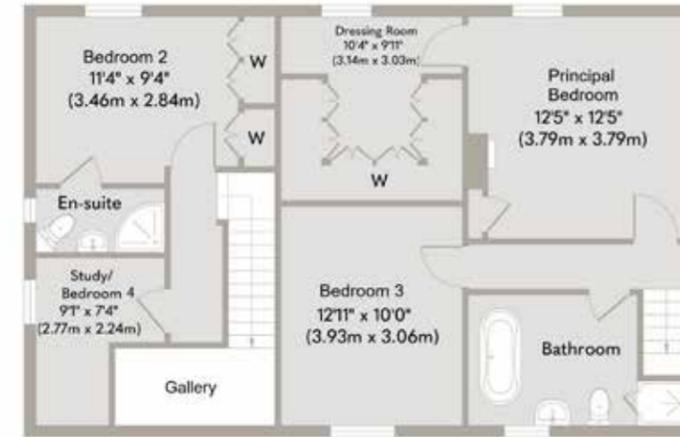
Dating back to 1897, The Barnhouse is a former farming community chapel, now transformed into a distinctive countryside residence that offers a rare combination of heritage charm and stylish living. Positioned along a quiet country lane, this impressive home enjoys stunning open views across surrounding farmland.

From the moment you arrive, The Barnhouse makes a lasting impression. Set sideways on to the road, a gravelled driveway and beautifully maintained gardens wrap around the home. Mature trees, seasonal planting, and thoughtfully designed seating areas create a peaceful outdoor haven. Whether enjoying a morning coffee in the sunshine or dining al fresco on the raised terrace on a summer's evening, the garden space feels like an extension of the home. Inside, the charm continues. A sense of space and warmth flows through the house, with over 1,700 sq. ft. of accommodation across two floors. The 23ft kitchen/breakfast room is a welcoming space featuring restored parquet flooring, granite worktops, and a range-style cooker, making it perfect for relaxed family meals. The heart of the home is a stunning triple-aspect sitting and dining room with a chapel window and wood-burning stove bringing both comfort and character, while the second reception room offers flexibility as a snug, home office, or creative retreat.

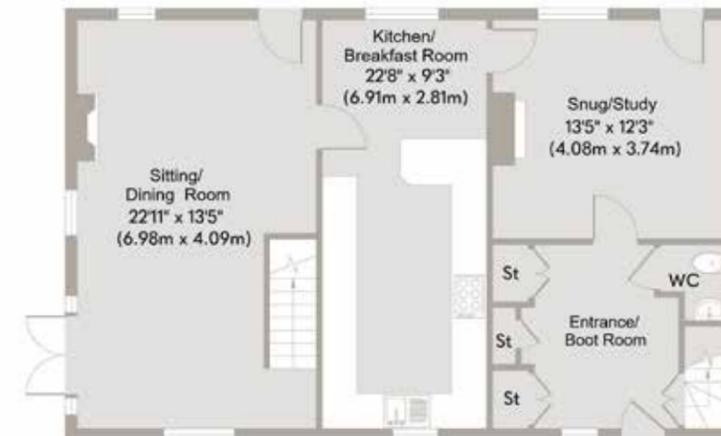
Upstairs, the home offers four bedrooms, including a principal suite complete with a dressing room, cast iron fireplace, and exposed original floorboards. The stylish bathrooms include a luxurious roll-top bath and an enclosed shower, designed for both relaxation and practicality.

A standout feature is the detached larch-framed garden room – a versatile outdoor living space currently used for yoga, barbecuing, and evening gatherings. With power and shelter, it's perfect for year-round enjoyment.

With field views in every direction, easy access to the A47, and the village pub, shop, and community just moments away, The Barnhouse blends countryside tranquillity with everyday convenience.



First Floor
Approximate Floor Area
884 sq. ft.
(82.1 sq. m.)



Ground Floor
Approximate Floor Area
884 sq. ft.
(82.1 sq. m.)

Outbuilding
Approximate Floor Area
205 sq. ft.
(19.07 sq. m.)

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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North Tuddenham

THE PERFECT LOCATION FOR A
QUIET AND TRANQUIL LIFE

With St Mary's Church as the heart of this village; North Tuddenham is the perfect location for a quiet and tranquil life.

After a day of exploring the Norfolk countryside, head to The Lodge Griddle and Grill, a popular spot among locals offering traditional, hearty pub meals. Dann's Farm Shop, with over 600 acres of land in the village, provides a delicious range of ice creams, lollies and sorbets all made on their farm.

Nestled between the popular market town of Dereham and the vibrant city of Norwich, North Tuddenham is ideally located with easy access to the A47.

A twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, 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.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages such as North Tuddenham are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast.



Note from Sowerbys



“...thoughtfully designed seating areas create a peaceful outdoor haven.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Heating provided via LPG and electric.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: 9648-4058-6276-8756-0994

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: ///patting.culminate.ribs

AGENT'S NOTE

The vendor has informed us there is no legal right to park on the gravelled area to the front of the property.

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.



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