



Introducing
Woodgate
Swanton Morley

SOWERBYS

Threshers Barn is an executive four-bedroom detached property providing bespoke contemporary living within a thriving Norfolk village. The enchanting accommodation is rich in character, spread across two spacious floors. Upon entering Threshers Barn, prospective tenants are welcomed by an inviting entrance lobby leading to a convenient cloakroom with a wash basin and WC. From here, the extensive accommodation unfolds, showcasing the epitome of modern living.

The focal point of this remarkable home is the open-plan living area which, bathed in natural light, allows for entertaining and relaxing at all times of the day. The bespoke modern kitchen features ample cupboard and worktop space, along with a central island, ideal for showcasing culinary skills. Equipped with a range of appliances, including an electric cooker, integrated fridge, and dishwasher, the kitchen seamlessly flows into the open-plan sitting and dining space, offering versatile dimensions to accommodate various furnishings and lifestyles.

The primary bedroom at Threshers Barn is a spacious retreat, complete with a walk-in dressing room and an en-suite comprising a shower, wash basin, WC, and heated towel rail. Both the second and third bedrooms are comfortable double rooms, perfect for traditional furnishings. These bedrooms are complemented by the family bathroom, featuring a luxurious free-standing bath, shower, wash basin, WC, and heated towel rail.

Stairs from the hallway lead to the extensive mezzanine area. This versatile space benefits from a cloakroom with a shower, wash basin, and WC, offering the flexibility to be utilised as a fourth double bedroom or additional reception space if desired.

Externally, the brick driveway provides secure off-road parking for up to three vehicles. The private, enclosed, low-maintenance garden features mostly patio areas with mature surrounding bedding, creating a tranquil outdoor retreat.

Available from 17th May.

SWANTON MORLEY

With All Saints' Church in its centre, dating back to the 14th century, the village of Swanton

Morley is a picturesque, rural village in the heart of Norfolk with a thriving community.

The well-served village has amenities such as a doctors surgery, village shop and post office, garage and a primary school.

Situated in 9 acres of rural grounds, Swanton Morley Village Hall is a large part of the community here and home to Swanton Morley FC. From theatre productions and quiz nights to the annual firework display, there is often something happening for all to enjoy.

There are two popular public houses within the village, Darby's and The Angel, both of which serve food and hold a variety of events throughout the year such as quiz nights and live music. The local bowls club and cricket club both play on grounds near to the Angel Pub, making it the perfect spot to finish up after a game.

Venture down the River Wensum and see more of what the local area has to offer, many people come here to enjoy paddle-boarding all year round.

A wonderful location to enjoy Norfolk country living, with easy commuting access to Norwich, come and discover a Norfolk gem.

COUNCIL TAX

Band D.

AGENT'S NOTES

- Pets By Negotiation
- Underfloor Heating
- Available May 17th 2025
- Unfurnished
- 12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request. 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."

LOCATION

What3words: ///horseshoe.reliving.jams



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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